



16 Lloyd Street, Derby, Derbyshire, DE22 3ET

WORKSHOP/INDUSTRIAL UNIT

FOR SALE - City Centre Workshop/Industrial Premises

- Offering approximately 3,204 sq ft / 298 sq m of accommodation (GIA).
- Available to purchase freehold and with vacant possession at £160,000.
- Located within the periphery of Derby City Centre with easy access to the inner ring road.
- Rarely available workshop/industrial building suitable for a variety of uses.



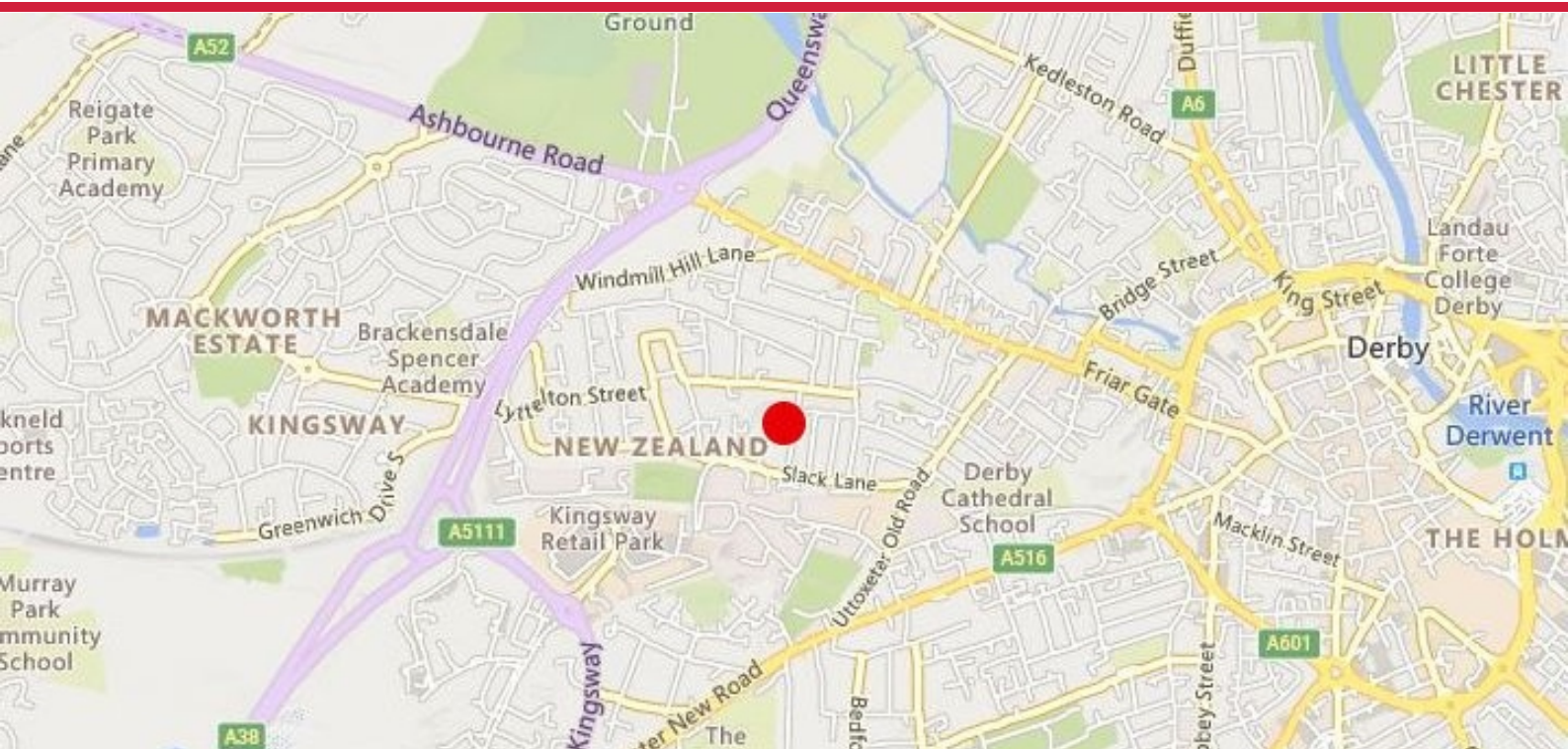
CONTACT

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Location

The subject property is located on Lloyd Street toward the west periphery of Derby's inner city centre approximately 0.9 miles to the city centre itself.

The locality is predominantly residential but also offers several commercial uses close to the city.

However, the site does benefit from good road communications via Ashbourne Road and Uttoxeter New Road to Derby's ring road, with junction 25 of the M1 approximately 8 miles to the east and the A38 approximately 8.5 miles to the west.

Description

The subject property comprises a multiple level industrial/workshop unit circa 1950s in age accessible via vehicular access beneath a section of the adjacent 18 Lloyd Street residential property.

The property is of steel portal frame construction with brick and block walls, all beneath a pitched corrugated steel roof.

Internally the specification consists of concrete flooring with painted brick and block walls along with exposed corrugated steel roofing with fixed plastic roof lights.

The property benefits from secure gated access via the undercroft of 18 Lloyd Street, with the access for vehicles measuring 2.3m wide by 2.93m high. The unit itself also benefits from a wooden sliding door measuring 5.6m wide by 2.4m high with a minimum eave's height of 2.4m internally.

Accommodation

The accommodation has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Gross Internal Area: 3,204 sq ft / 298 sq m

Planning

We understand that the property has planning consent for use class E.

All planning information should be confirmed with the local authority.

Services

It is our understanding that all mains services are connected to the property.

Business Rates

The property is listed on the Valuation Office website as having the following rateable value:

Store & Premises: £8,700

Tenure

The subject property is available to purchase freehold with vacant possession.

Price

The property is available to purchase for £160,000.

Energy Performance

D(87)

VAT

It is out understand that VAT is not applicable to this property.

All figures are quoted exclusive of VAT.

Legal Costs

Each party are to bear their own legal costs in connection with this transaction.

Viewing

Viewing is strictly via appointment with sole agent BB&J Commercial.



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