

For Sale

Of Interest to Investors, Developers and Occupiers
Substantial, Extended, Period Property with rear Car Parking

'The Chestnuts', 9 Mundy Street, Heanor, Derbyshire, DE75 7EB



- Semi-detached former period residence used more recently as offices and consulting rooms
- Substantial single storey extension to the rear
- Rear car parking for 8 – 10 cars plus single garage
- Potential redevelopment opportunity – subject to planning consent

Location

Heanor is a town in the Amber Valley district of Derbyshire.

It lies 8 miles (13 km) north-east of Derby and 9.5 miles (15.3 km) west-north-west of Nottingham.

Junction 26 of the M1 motorway network is approximately 16 miles to the south-east (via the A610) and Junction 28 is some 11 miles to the north east.

Langley Mill rail station, one mile east of Heanor town centre, has services to Nottingham, Sheffield and beyond.

Bus routes link Heanor with Nottingham, Derby, Mansfield and other towns and cities in the area.

The Property

The property comprises a gas centrally heated three storey semi-detached building of traditional red brick construction beneath a hipped and pitched tile clad roof.

There is mock Tudor timber detailing to the front gable and there are stone surrounds and mullions to the external windows and main entrance door.

The original 3 storey building was formerly occupied as a dwelling house but was more recently used and occupied by the Barnardo's Charity as offices and consulting/counselling rooms.



Internally, the ground floor accommodation has been arranged to create an administration office (sub-divided into two separate rooms), a reception/waiting room, three 'activity' rooms, a fitted kitchen, a Laundry together with Ladies, Gents and disabled WC accommodation.

There are three further offices and two WCs located at first floor level.

The second floor comprises a single large room which has been sub-divided and used as storage accommodation.

There is a walled forecourt garden with further garden area to the right hand side of the property where a single garage can be also found.



To the rear of the property there is a substantial single storey extension, and a tarmac surfaced car park for up to 10 cars, accessed from Lilac Grove, via Wilmot Street.

Lilac Grove is a private road providing access to and from a number of properties and we believe that is maintained at the joint expense of the beneficiaries.

Accommodation

The accommodation has been measured on a **Net Internal Area (NIA)** basis in accordance with the RICS Code of Measuring Practice.

Ground Floor 1,495 sq ft (139 sq m)

First Floor 615 sq ft (57 sq m)

Second Floor 440 sq ft (41sq m)

NET INTERNAL AREA 2,550 SQ FT (237 SQ M)

Floor areas are provided for guidance only and interested parties should rely on their own measurements.



Non Domestic Rates

Having accessed the online Rating List, we have established that the property has been assessed for Non-Domestic Rates as follows:

Rateable Value: £16,500 (from 1st April 2023)

The Non-Domestic Rates Multiplier for the current financial year is 0.499.

Non-Domestic Rates liability is, therefore, estimated to be in the order of £8,235 for the current year.

Interested parties should make their own enquiries of Derby City Council Non-Domestic Rates Department to ensure that this reflects the current position and to determine the actual rates liability.

Please also note that the Rateable Value may change if the if your proposed use of the building differs from the existing permitted use.



Town & Country Planning

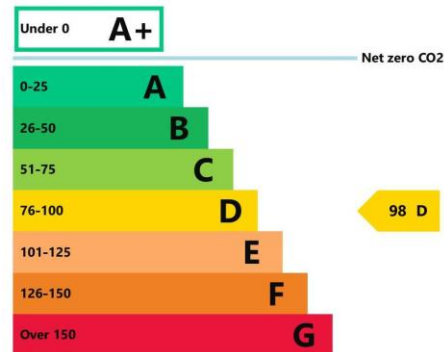
We understand that the property has planning consent for use falling within Class E of the Town & Country Planning (Use Classes) Order.

However, interested parties should make their own enquiries of Amber Valley Borough Council Planning Department to verify that this is the current position and to discuss any proposed alternative use, or redevelopment, of the property.



Energy Performance Certificate (EPC)

This property's energy rating is D.



Terms

The property is offered for sale with full vacant possession upon completion.

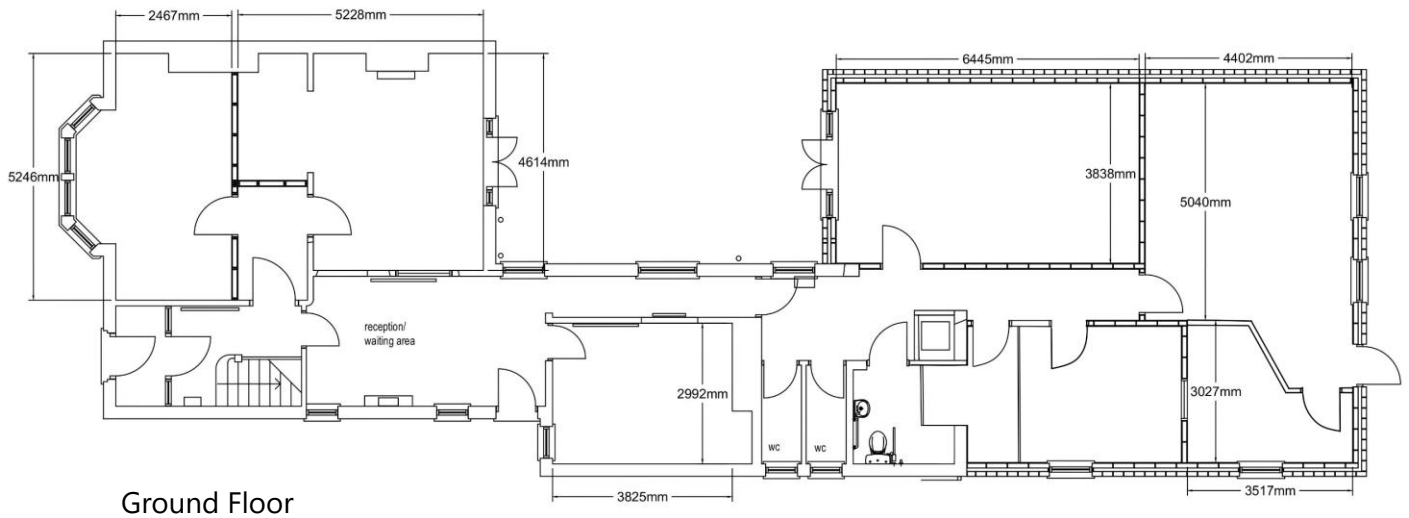
Price

£339,950

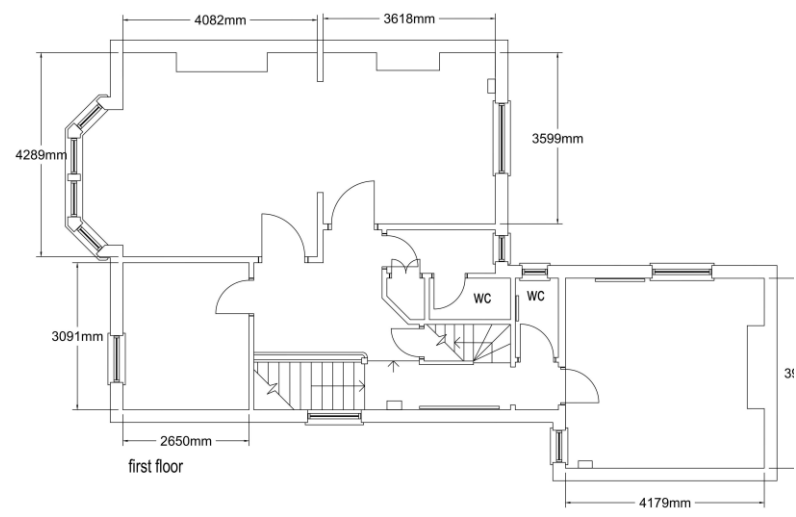
Value Added Tax (VAT)

All figures are quoted net of VAT

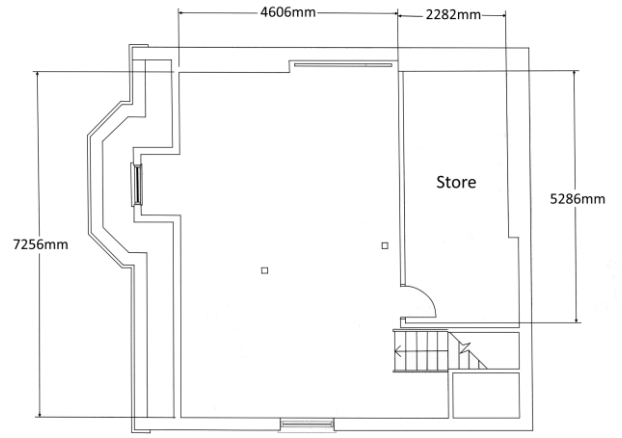




Ground Floor



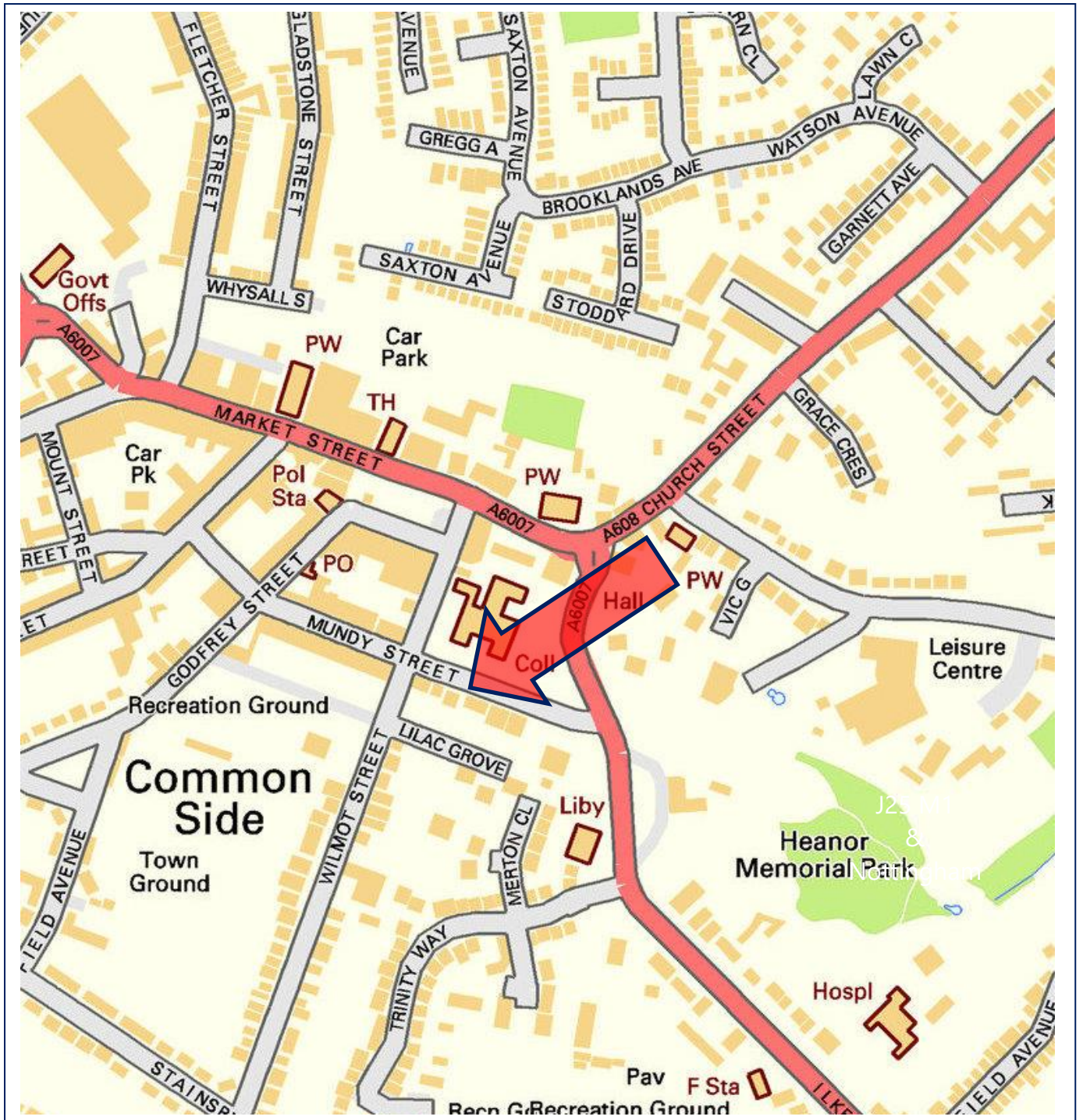
First Floor



Second Floor

Floor plans are indicative of the current layout and are for illustration only.

The plans are not to scale



Misrepresentation Act 1991

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