

1A George Street, Derby, Derbyshire, DE1 1EH

OFFICE PREMISES

FOR SALE - City centre lockup unit suitable for a variety of uses.

- Self contained former taxi rank offering 160 sq ft/ 15 sq m of accommodation (GIA).
- Suitable for a variety of uses (subject to the necessary planning consents).
- Offers invited at £50,000 for the freehold.



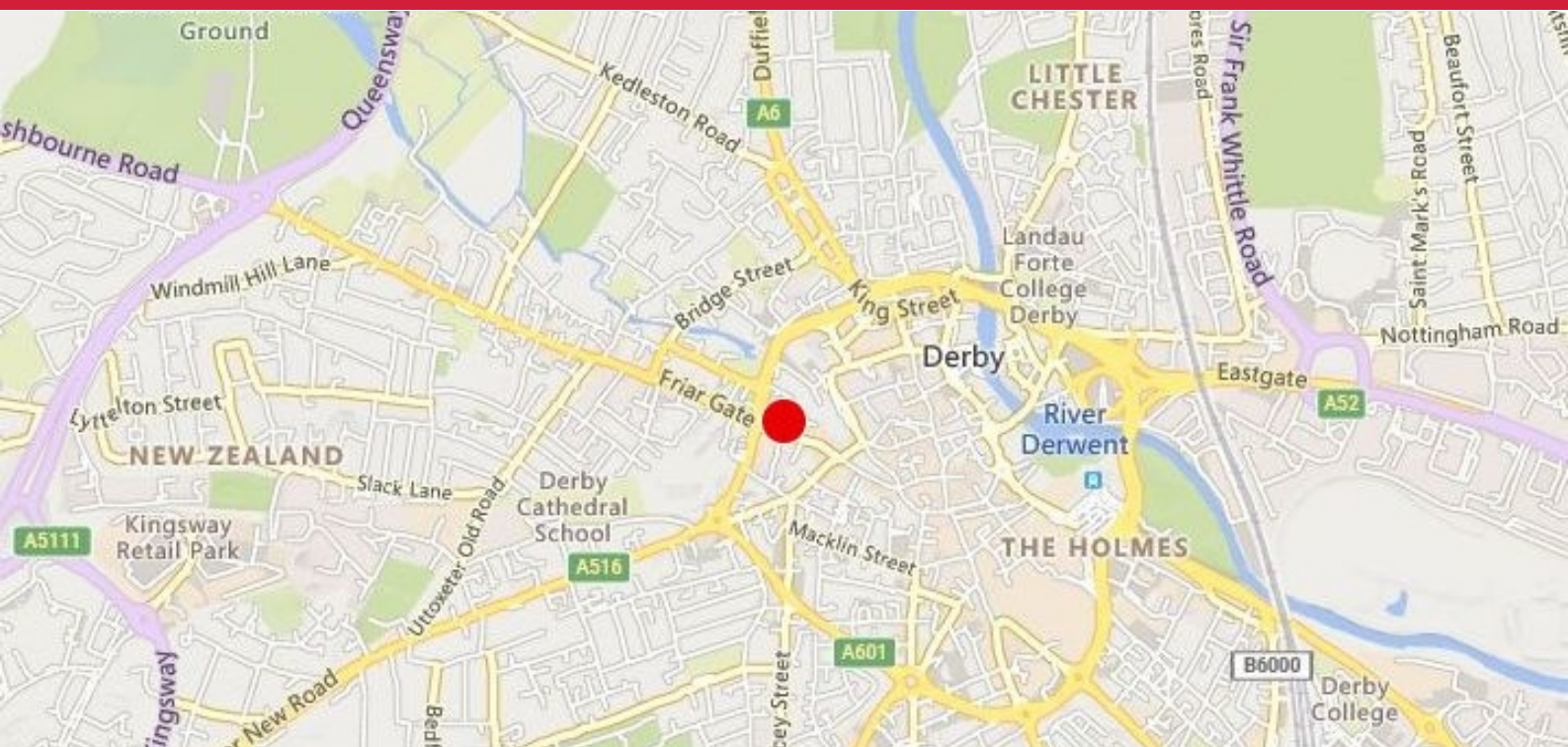
CONTACT

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Location

The property occupies a convenient position on George Street, in the heart of Derby's Friar Gate district.

The surrounding area is a well-established mixed-use environment, comprising commercial, leisure and residential properties. The property is easily accessible, being within walking distance of the city's main shopping areas, transport hubs and a wide range of local amenities.

On-street parking and nearby public car parks offer practical options for visitors, with the property's direct street frontage ensuring strong exposure to both pedestrian and vehicular traffic.

Description

The subject property comprises a single-storey detached former taxi rank office of traditional brick construction beneath a flat roof. The property occupies a prominent position with its principal entrance fronting directly onto George Street.

Internally, the accommodation provides a waiting/reception area upon entry, a small cellular office and a WC facility. The internal finishes include vinyl flooring, painted and plastered walls, fluorescent tube lighting, wooden internal doors and single-glazed timber-framed windows.

Given its layout, roadside frontage and accessible location, the premises offer potential for a range of alternative uses, subject to the necessary planning consents including a small office, retail unit, salon, studio, or other commercial uses.

Accommodation

The accommodation has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (6th edition):

Total Gross Internal Area: 160 sq ft / 15 sq m.

Services

We understand that all main services (with the exclusion of gas) are available at the property.

Business Rates

The property is currently listed on the Valuation Office website as having a rateable value of £830.

Interested parties are advised to contact the local billing authority for further information with regards to the rates payable

Tenure

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

Price

Offers for the freehold are invited at £50,000.

Energy Performance

To be assessed.

VAT

We are informed by the owners that the property is not subject to VAT.

All figures quoted are exclusive of VAT.

Legal Costs

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

Viewing

Strictly via appointment with sole agent BB&J Commercial.

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