

FOR SALE

# 79/81 DERBY ROAD,

Nottingham, NG1 5BA



## Key Highlights

- Prominent position
- Established retail location
- Rare freehold
- Suitable for development or change of use (STPP)

SAVILLS NOTTINGHAM  
Enfield Chambers,  
18 Low Pavement, NG1 7DG

**+44 (0) 115 934 8000**

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## Location

Nottingham is a major city in the East Midlands, within the heart of England with excellent transport links, rapid access to the Motorway system, a major railway station and a comprehensive public transport network. The city lies approximately 128 miles north of London, 51 miles north east of Birmingham and 73 miles south of Leeds. Road communications are excellent with the M1 providing routes north and south and the A50 giving a direct link to Derby and the west. The train station located to the south of the City Centre provides direct trains to London St Pancras International Train Station with a journey time of approximately 1 hour 41 minutes.

Nottingham has a population of approximately 305,680 (2011 census), with an average of over 62,000 full time students living across two universities. The local economy employs more than 300,000 people, and is growing at a faster rate than regionally or nationally. It is also one of the UK's top 10 retail centres and one of only six designated Science Cities within the UK.

## Situation

The property occupies a prominent position fronting Derby Road to the south, being one of the main arterial routes in Nottingham City Centre, whilst The Ropewalk and Park is one of Nottingham's most highly sought after and prestigious locations for commercial professionals and residential occupiers, therefore making the property ideally positioned.

## Description

The property comprises a double fronted building arranged over ground, first and second floors being of a traditional 19th century brick construction incorporating the original shop fascia and timber framed sash windows under a pitched slated roof.

It is configured to provide retail sales and ancillary accommodation on the ground floor arranged over two levels with predominantly storage on the first and second floors.

The ground floor is fitted out to a good specification with traditional fixtures and fittings whilst the upper parts are in need of comprehensive refurbishment.

Amenities include kitchen and WCs.



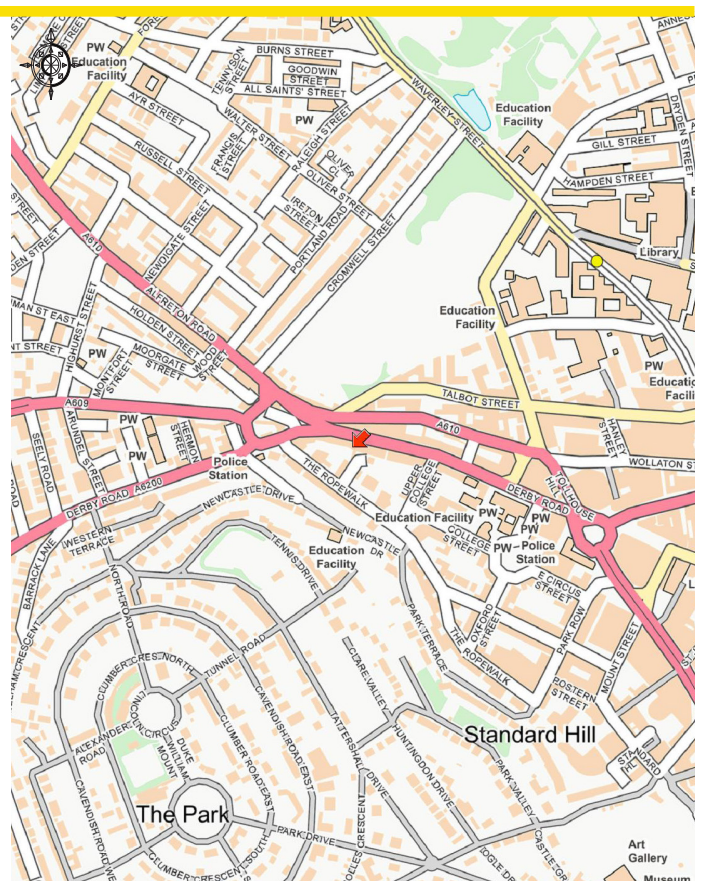
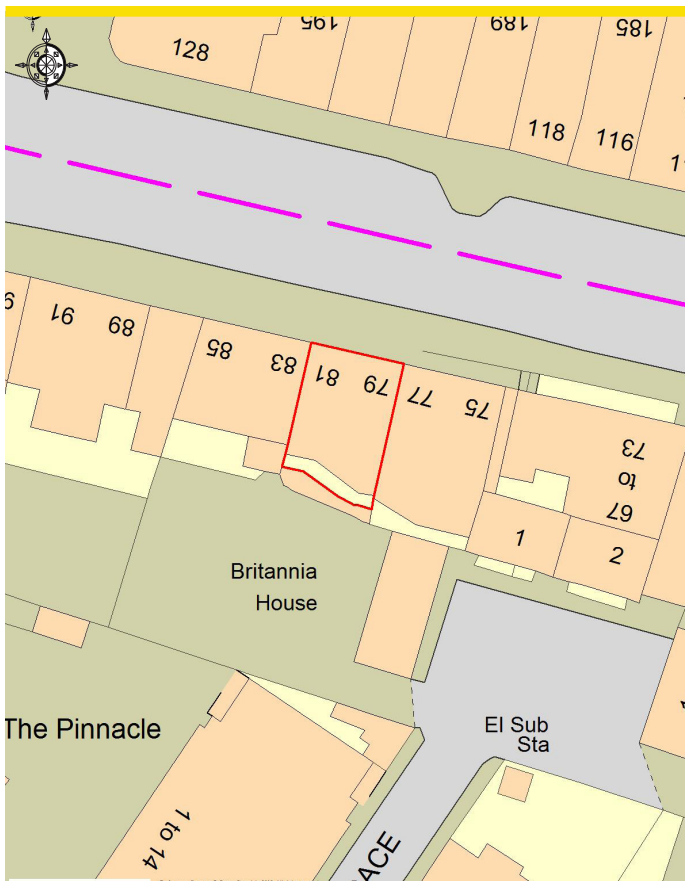
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## Accommodation

Measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice, the property has the following floor areas:

FLOOR AREA	SQ M	SQ FT
Ground Floor	69.8	751
First Floor	65.5	705
Second Floor	24.6	265
<b>Total</b>	<b>159.9</b>	<b>1,721</b>

The above floor areas are for guidance purposes only.

## Tenure

Freehold.

## Price

£250,000.

## EPC

Available upon request.

## Business Rates

Rateable Value (2017)	£11,250
Rates Payable (2019 / 2020)	£5,523.75

## Legal Costs

Each party to be responsible for their own legal costs involved in this transaction.

## VAT

VAT will be charged at the prevailing rate.

## Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.

## Contact

**Victor Ktori**  
+44 (0) 115 934 8171  
vktori@savills.com

**Christine Thorn**  
+44 (0) 115 934 8152  
cthorn@savills.com

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