



3, Mill Street, Derby, Derbyshire, DE1 1DY

TURN-KEY HMO OPPORTUNITY

TO LET - Well-presented modern 5-bed HMO with secure parking

- Rent £18,000 per annum exclusive.
- Located within close proximity to the University of Derby campuses to the north western quarter of Derby city centre.
- On-site car parking available within a secure gated parking area.
- Offering communal kitchen and living areas along with 5 individual en-suite double bedrooms.

**CONTACT**

Cameron Godfrey

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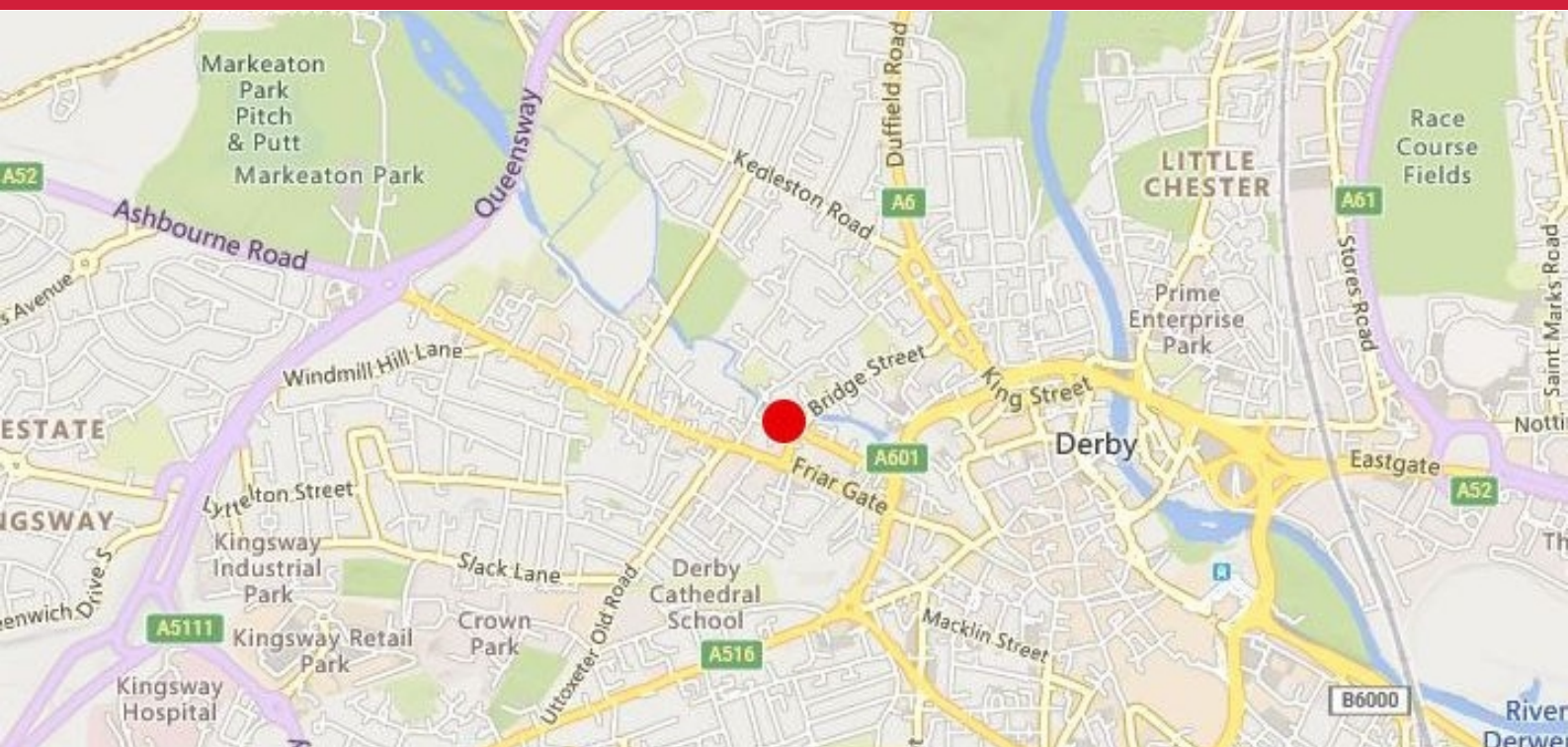
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**CONTACT**

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Location

The property is located in the north-western business district of Derby city centre, within the established and historic Friar Gate Conservation Area. The area is mixed-use, with both commercial and residential uses being located nearby.

More specifically, the area has a strong connection to the University of Derby, with the Derby Law School being situated nearby at One Friar Gate Square, with the new upcoming business school being located nearby on Agard Street and benefits from excellent connectivity to major arterial routes in and out of the city such as the A52 and A38.

Description

The subject property comprises a well-presented modern 5-bedroom HMO located within the curtilage of the well-established and prestigious 1 Bridge Street development.

The property is arranged over two floors and provides five individual en-suite double bedrooms, along with a well-appointed kitchen, shared living room and a communal entrance hallway.

The accommodation is finished to a modern specification throughout, including a mixture of carpet/wood effect flooring, painted plaster walls and ceilings incorporating pendant/spot lighting, gas central heating and timber framed double glazed windows. The property also features a modern timber/glazed central staircase adding character to the finish.

Externally, the property benefits from secure allocated car

parking situated directly adjacent to the building, with access controlled via an electronic vehicle gate. A separate electronically operated pedestrian gate provides additional secure access for occupants and visitors.

Accommodation

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

Total GIA: - 1,984 sq ft / 181 sq m.

Planning

We understand the property benefits from planning consent for Use Class C4 however may be suitable for alternative uses subject to the necessary planning consents.

All planning information should be confirmed with the Local Authority.

Services

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

Business Rates

The property is currently listed on the Valuation Office website as having a Rateable Value of £5,400.

Interested parties are advised to contact the local authority for more information.

Service Charge

A service charge will be payable for the maintenance of the external areas.

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Price

The property is available to rent at £18,000 per annum exclusive.

Energy Performance

C(73)

VAT

VAT is applicable at the prevailing rate.

Legal Costs

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

Viewing

Strictly by prior appointment with sole agent BB&J Commercial.

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