

FOR SALE

Office/Training Facility with development potential STP

CELEBRATING 30 YEARS OF PROPERTY CONSULTANCY

2-3 St Peters Churchyard, Derby DE1 1NN



Freehold: Offers in Excess of £850,000

- Self-contained office/training accommodation.
- Combination of cellular and open plan accommodation.
- Total Net Internal Area of 1,143.60m² / 12,310sq.ft.
- Dedicated parking provisions.
- Capable of being split or occupied as a whole.
- Suitable for redevelopment subject to planning.



SALLOWAY



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Location

The subject property is located on St Peter's Churchyard, within the St Peter's Quarter, at the heart of Derby's city centre, close to the junction with St Peter's Street. Given the property's location, the surrounding land use pattern is a diverse mixture of retail premises, professional service businesses, cafes and restaurants.

Description

The property occupies a prominent position with frontage onto St Peter's Churchyard and comprises a detached office/workshop premises of traditional masonry construction with facing brick elevations inclusive of predominantly timber framed windows surmounted by a combination of pitched and flat roofs.

The property comprises two main areas, the area fronting St Peter's Churchyard provides cellular office/training space spread over 3 storeys, whilst the section to the rear comprises larger, more open plan workshop style space.

In terms of specification, the cellular office/training accommodation provided presents well and is generally consistent, in the main comprising carpet floor coverings, painted plaster walls, a combination of painted plaster and suspended ceilings inclusive of a combination of lighting.

The workshop space to the rear differs slightly. The ground floor accommodation comprises a hard surfaced floor with painted plaster walls and suspended ceiling inclusive of inset lighting that is in need of modernisation in order to bring it up to a habitable condition. The first-floor workshop space however is more in line with the office/training accommodation to the front of the premises.

Externally, the property's front elevation sits flush with the pavement of St Peter's Churchyard. To the side of the building there is a gated car park which is included within the curtilage. The current configuration allows for a number of vehicles belonging to neighbouring properties to park within the car park with approximately 7 separate spaces allocated to the subject property.

Accommodation

The property comprises:-

Ground Floor:	501.36 m ² / 5,397 sq.ft.
First Floor:	471.89 m ² / 5,079 sq.ft.
Second Floor:	170.35 m ² / 1,834 sq.ft.

Total Net Internal Area: 1,143.60 m² / 12,310 sq.ft.

Price

The property is available to purchase, with freehold offers invited in excess of £850,000.

VAT

VAT is applicable on this transaction at the prevailing rate.

Services

It is understood that mains electricity, gas, water and drainage are connected to the property.



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Business rates

The property is listed on the Valuation Office website as having a Rateable Value of:

Office and Premises: £52,500

The Uniform Business Rate (UBR) multiplier for 2023/24 is 51.2p (large businesses) and 49.9p (standard businesses).

Planning

The property is understood to benefit from Use Class E (Commercial, Business and Service) planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

Interested parties are advised to confirm all planning queries with the Local Planning Authority.

Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars when available.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewings

Viewing is strictly via prior appointment with sole agent, Salloway:-

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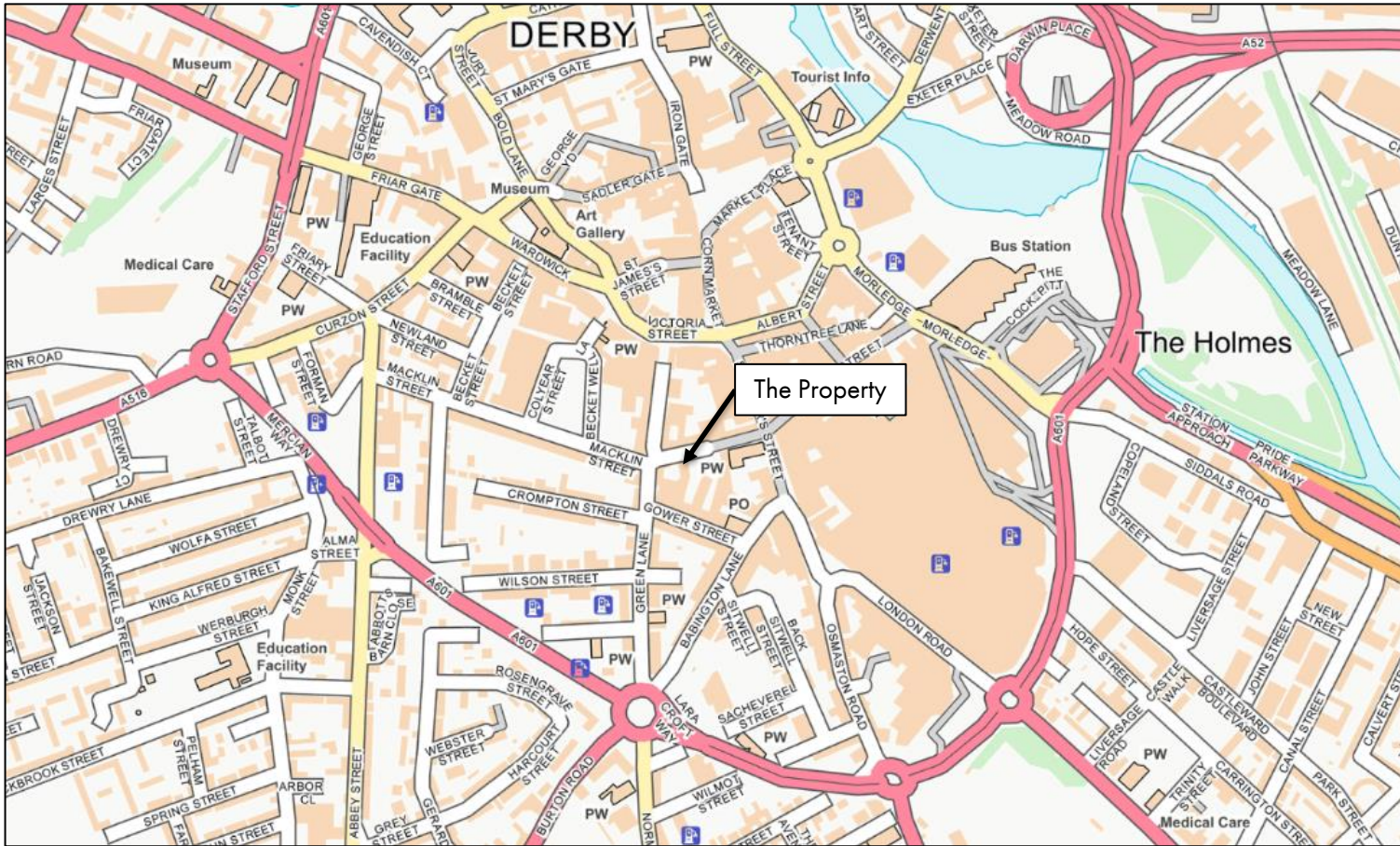
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