

FOR SALE

CELEBRATING
30 YEARS
OF PROPERTY
CONSULTANCY

Retail Investment with Redevelopment Potential STPP

84-86 Mansfield Road, Heanor,
Derbyshire DE75 7AQ



Freehold: Offers in the region of £300,000

- Income producing investment let at £16,500p.a.x.
- New 3-year lease.
- Let in its entirety to Mill Tackle (Derbyshire) Limited with guarantor in place.
- Future redevelopment potential subject to planning consent.
- Net Internal Area of 233.02m² / 2,508sq.ft.
- Substantial rear parking accessed off Howitt Street.



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Location

Heanor is a Derbyshire market town which is situated at the junction of the A608 and A6007 thoroughfares, approximately 12 miles north east of Derby and a similar distance to the north west of Nottingham.

More specifically, the property is located on Mansfield Road (A608) close to the junction with Howitt Street.

Description

The premises are currently used in their entirety as a fishing tackle retailer and consist of a converted former two-storey semi-detached dwelling together with an attached single storey trade counter workshop.

Internally, the ground floor is configured to provide open plan retail accommodation with front and rear access. This element is finished with a mixture of painted plaster and slat board walling together with carpet floor coverings and a suspended ceiling.

To the rear there is an attached block built store with double door loading which discharges onto the car park.

The first floor is accessed via the retail area and consists of a series of cellular rooms currently used for storage space together with a small kitchenette.

Externally, there is forecourt parking on Mansfield Road with space for approximately 4 vehicles.

To the rear and accessed via Howitt Street, there is a further enclosed car park with space for a further 6 to 8 vehicles.

Services

It is understood that mains utilities are connected to the property.

Accommodation

The premises comprise:-

Ground Floor	196.65m ² / 2,117 sq.ft.
First Floor	36.37m ² / 391sq.ft.

Total Net Internal Area **233.02m² / 2,508sq.ft.**

Tenure

The property is currently let to Mill Tackle (Derbyshire) Limited (CRN06410587) by way of a renewal lease effective from 29th September 2023 and expiring on the 28th September 2026.

The lease is drawn on a full repairing and insuring basis at a rental of £16,500 per annum exclusive with a tenant option to break subject to a minimum of 6 months notice.

The lease is excluded from sections 24-28 of the Landlord and Tenant Act 1954.

A copy of the current lease is available upon request.

Planning

Subject to the necessary Planning Permissions and obtaining vacant possession, the site may be suitable for redevelopment for residential purposes.

For reference purposes an indicative scheme has been prepared by the vendor suggesting the refurbishment of the current building and the redevelopment of the site to provide a detached three bed dwelling fronting Mansfield Road with a pair of semi-detached dwellings off Howitt Street.

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



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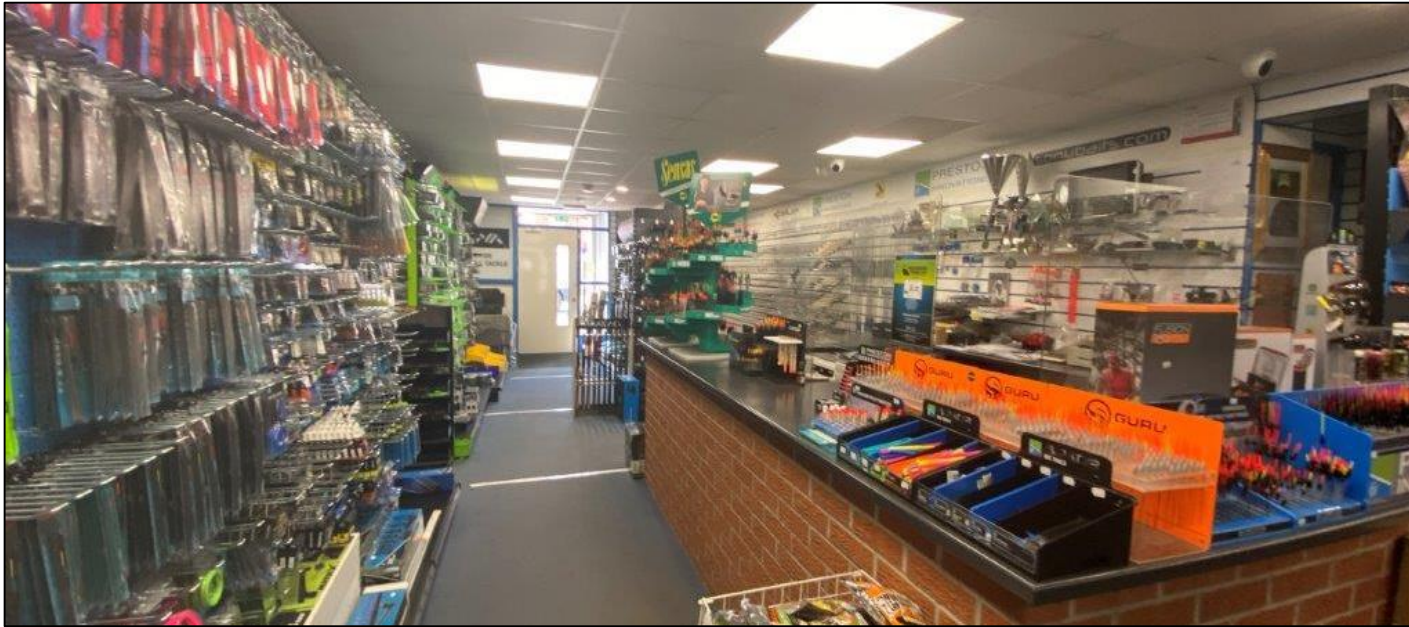
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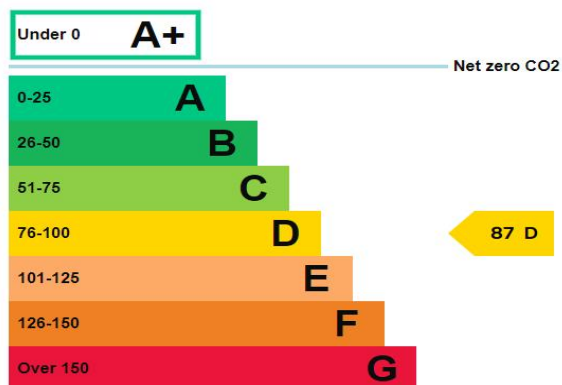
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Energy Performance Certificate

This property's current energy rating is D.



Business Rates

The subject property is currently listed on the valuation office website as having the following Rateable Value:-

Shop and Premises: £11,250

Interested parties are advised to confirm the above with the Local Authority, Amber Valley Borough Council.

Price

Freehold: Offers in the region of £300,000.

VAT

We understand that VAT is not applicable on the transaction.

Legal Fees

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

Anti-Money Laundering

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

Viewing and Further Information

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:-

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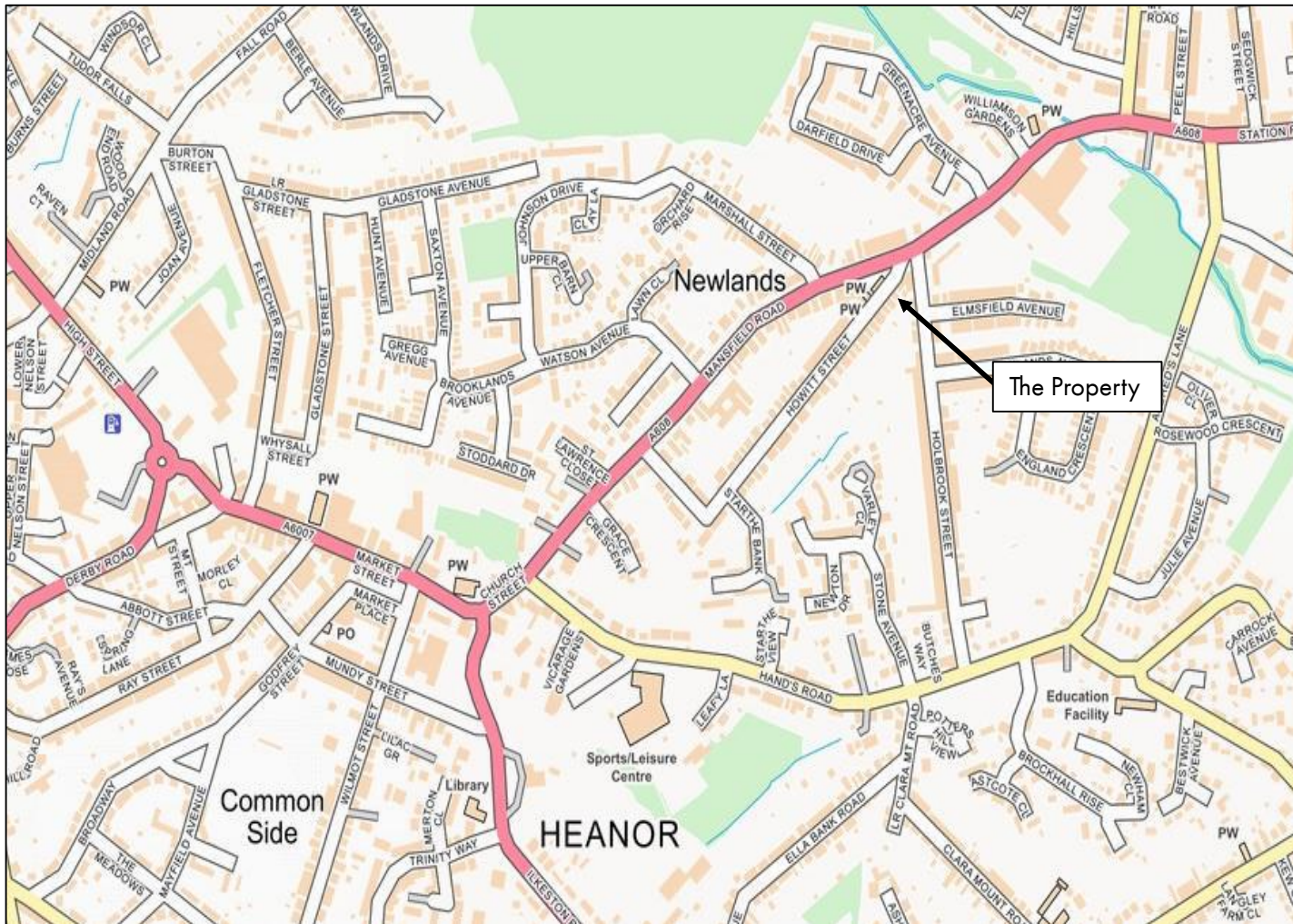
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This brochure is intended to be a guide only so please read these important notes:

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