



PROPERTIES UNDER THE HAMMER



Flat 1 13 Market Place, Heanor, Derbyshire, DE75 7AA

For sale by auction on Monday 24th March 2025

This property comprises of a first floor flat and second floor office/work space and provides the following accommodation and dimensions:

Residential Flat: 2 Rooms, Kitchen, Bathroom/WC 84 sq m (904 sq ft) Office Premises: 1 Room, WC 14 sq m (150 sq ft)

The property benefits from gas central heating.

Nearby occupiers include Boots pharmacy, Cost Cutter, Lonsis and Papa Johns Pizza, amongst others mainstream retailers

The first floor flat is at currently tenanted at £5,700 PA and the second floor office/workspace is at present let to an individual for a term of 18 Months from 1st November 2022 at a current rent of £1,200 PA

Heanor is a busy market town situated approximately 10 miles north-west of Nottingham and 9 miles north-east of Derby.

Junctions 26/27 of the M1 are some 4 miles to the south-east and north-east respectively.

Leasehold. To be held on a new 999 Year Lease from completion at a ground rent of peppercorn.

For further details please call 01616973040 or email info@propertiesunderthehammer.com

£65,000

