

# GADSBY NICHOLS



25-27 Nottingham Road, Borrowash, Derby, DE21 7JL

Two immediately adjoining, interconnecting, ground floor retail units

Available as a whole, or individually

Prominent position, adjacent to Nottingham Road, in the centre of Borrowash

Ideal for occupiers or investors

Sale of the Virtual Freehold

**GUIDE PRICE £177,500**

**Gadsby Nichols**

21 Iron Gate  
Derby DE1 3GP

**Residential**

01332 296 396  
enquiries@gadsbvnichols.co.uk

**Commercial**

01332 290 390  
commercial@gadsbvnichols.co.uk



BRITISH  
PROPERTY  
AWARDS  
2023

GOLD WINNER  
ESTATE AGENT  
IN DERBY  
(CITY CENTRE)



[www.gadsbvnichols.co.uk](http://www.gadsbvnichols.co.uk)

# 25-27 Nottingham Road, Borrowash, Derby, DE21 7JL

## LOCATION

The property is situated off Nottingham Road within the centre of Borrowash. The position is convenient for a neighbourhood shopping parade at the adjoining Victoria Avenue, where occupiers include; a Co-Op, BJ Wilson Chemists, and Birds the Bakers.

## DESCRIPTION

The premises comprise two ground-floor retail units, which are interconnecting, and are well-appointed. Currently used as a barbers and hairdressing salon, having the benefit of powder-coated aluminium-framed shop fronts, laminate flooring, LED lighting, kitchen areas, and accessible WCs to the rear.

## ACCOMMODATION/FLOOR AREAS on an NIA basis

25 Nottingham Road

Retail Area	310 sq. ft.	28.76 sqm.
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(including kitchen & WC)

27 Nottingham Road

Retail Area	334 sq. ft.	31 sqm.
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(including kitchen & accessible WC)

## SERVICES

We understand that mains electricity, water, and drainage are connected, with separate supplies to each unit. No tests have been undertaken, and no warranties are given or implied.

## RATEABLE VALUE

Hair Dressing Salon and Premises, with a rateable value of £6,800. Subject to satisfying certain criteria, the premises may benefit from Small Business Rates Relief.

## PLANNING

We understand the premises have existing use consent for A1, now use class E, of the Town and Country (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

## TENURE

The property is held under two separate Titles, both on 999-year ground leases, with effect from 1<sup>st</sup> January 2008, at a peppercorn rent. There is a service charge in respect of the maintenance and upkeep of the main structure.

## PRICE

Guide price £177,500 (one hundred and seventy-seven thousand, five hundred pounds) as a whole. Consideration would be given to selling the units individually. In this respect, the split would be £90,000 (ninety thousand pounds) for 25, and £87,500 (eighty-seven thousand, five hundred pounds) for 27.

## VALUE ADDED TAX (VAT)

The property is elected for VAT, an VAT will be payable on the sale price.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC

## VIEWINGS

Strictly by prior appointment through the sole agents: -

Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

## SUBJECT TO CONTRACT

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