



78/79 Friar Gate, Derby, DE1 1FL

Two immediately adjoining and interconnecting offices, located within a popular and established trading location, within the Friar Gate Conservation Area.

Planned over three floors, with basement, extending to 2,427 sq. ft. / 225.48 sqm.

Previously used as offices, with five car parking spaces to the rear, accessed off Larges Street.

Potential for alternative uses, subject to obtaining the necessary planning consents.

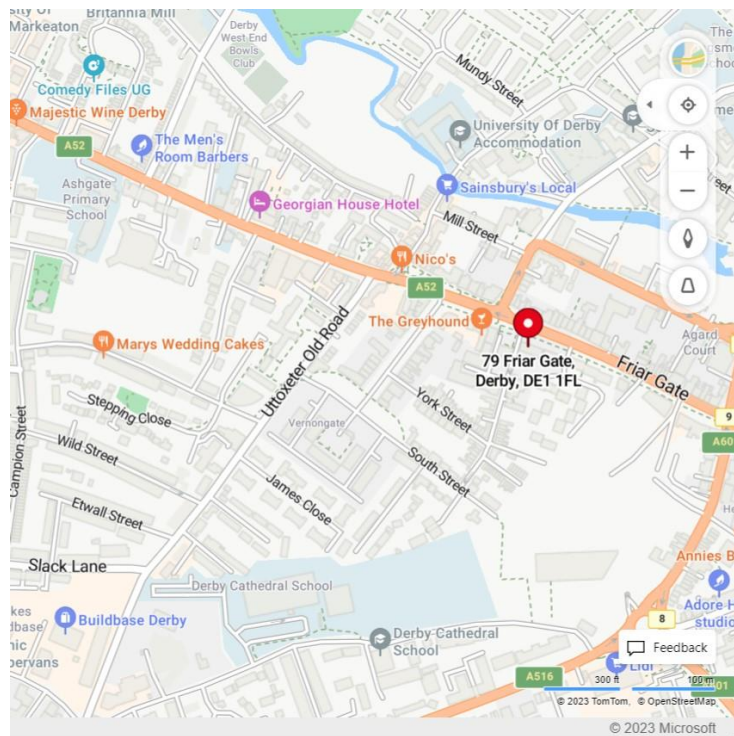
FOR SALE– GUIDE PRICE £345,000



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LOCATION

Friar Gate is located to the west of Derby city centre, with the subject offices being located 0.5-miles from the centre, at the junction with Larges Street. The location is widely regarded as one of the most prestigious office areas within Derby, due to its proximity to the city centre, ease of access to the A38, and Markeaton Island, together with Derby's inner ring road system.



DESCRIPTION

The property comprises two attractive, immediately adjoining, and interconnecting, three-storey office premises of brick construction with stone dressings to the windows, and bays to the ground floor offices, under a pitched tiled roof.

Number 78 is the end-of-terrace/semi-detached, and has the benefit of timber-framed entrance door with original Minton-tiled hallway, providing an office to the front, and further office to the rear. The original balustrade staircase provides access to the first floor, comprising three offices and WC, with stairs extending to the second floor, within the roof void, providing lobby, and two further offices.

Number 79 is the mid-terrace, and is of similar configuration to number 78, with the exception to the ground floor, where a waiting area has been created, with a reception office and small kitchenette off. The second floor space provides one large room, rather than being subdivided.

Beneath the properties is the basement, which was previously used for archive storage. Externally, there is a small foregarden, and to the rear is car parking for approximately five motor vehicles, accessed from Larges Street.

FLOOR AREAS

Number 78

GF - Front Office	172 sq. ft.	16 sqm
GF - Rear Office	170 sq. ft.	15.8 sqm.
FF - Office	95 sq. ft.	8.8 sqm.
FF - Office	96 sq. ft.	8.9 sqm.
FF - Office	204 sq. ft.	19 sqm.
SF - Rear Office	96 sq. ft.	8.9 sqm.
SF - Front Office	168 sq. ft.	15.6 sqm.

Number 79

GF - Office	167 sq. ft.	15.5 sqm.
GF - Waiting Room	74 sq. ft.	6.9 sqm.
GF - Reception	127 sq. ft.	11.8 sqm.
FF - Office	97 sq. ft.	9.1 sqm.
FF - Office	97 sq. ft.	9 sqm.
FF - Office	164 sq. ft.	15.3 sqm.
SF - Office	218 sq. ft.	20.3 sqm.

Basement	480 sq. ft.	44.7 sqm.
TOTAL	2,427 sq. ft.	225.48 sqm.

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PLANNING

The properties are Grade-II Listed, and located within the Friar Gate Conservation Area. The buildings have existing and established Use Rights falling within Use Class E of the Town and Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

SERVICES

We understand that mains gas, electricity, water, and drainage are connected to the properties. Heating is via gas central heating. No tests have been undertaken, and no warranties are given or implied.

BUSINESS RATES

From online enquiries with the Valuation Office Agency (VOA) website, we understand that the properties are assessed as follows: -

Number 78 – Offices & Premises

Rateable Value £8,900

Number 79 – Offices & Premises

Rateable Value £11,500

PRICE

Guide Price of £345,000 (three hundred and forty-five thousand pounds) for the freehold interest, with vacant possession.

VALUE ADDED TAX (VAT)

We believe the property is not elected for VAT, and VAT will not be payable on the sale price.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned and can be made available once received.

VIEWINGS

Strictly by prior appointment with 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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H.M. LAND REGISTRY		TITLE NUMBER DY33802	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY DERBYSHIRE	SHEET	NATIONAL GRID SK 3436
Scale: 1/1250	DERBY DISTRICT		Crown Copyright 1975



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