



Thornccliffe House, 278 Uttoxeter New Road, Derby, DE22 3LN

A substantial detached, period office building, with rear parking.

Ideally suited for continued use as existing, or conversion into apartments or a house in multiple occupancy (HMO), subject to obtaining the necessary planning consents.

Planned over three floors, with useful basement area.

Providing a GIA of 2,927 sq. ft. / 271.98 sqm. excluding the basement.

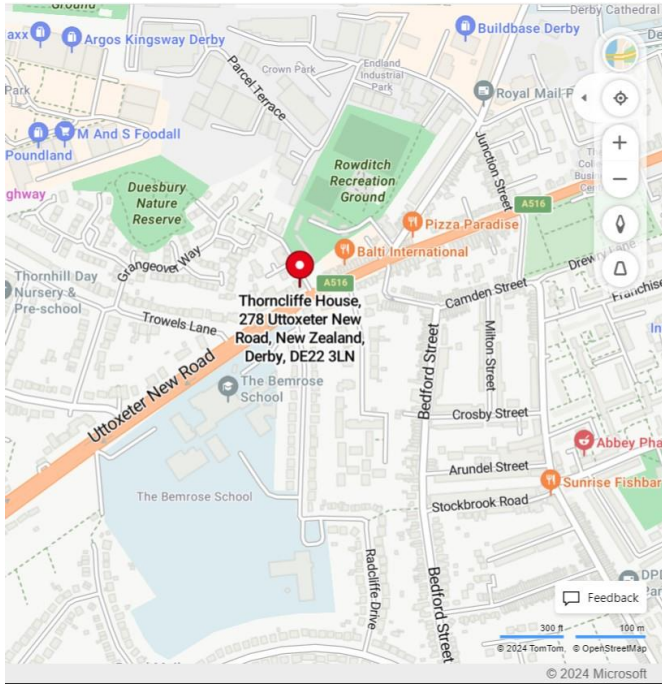
GUIDE PRICE- £375,000



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LOCATION

The property is situated in a prominent position, adjacent to Uttoxeter New Road, at its junction with, and a return to, Rowditch Place. The location is convenient for the Royal Derby Hospital, the University of Derby, and Derby city centre, all of which are in a 1.5-mile radius. Ease of access is afforded to the city's inner and outer ring road systems.

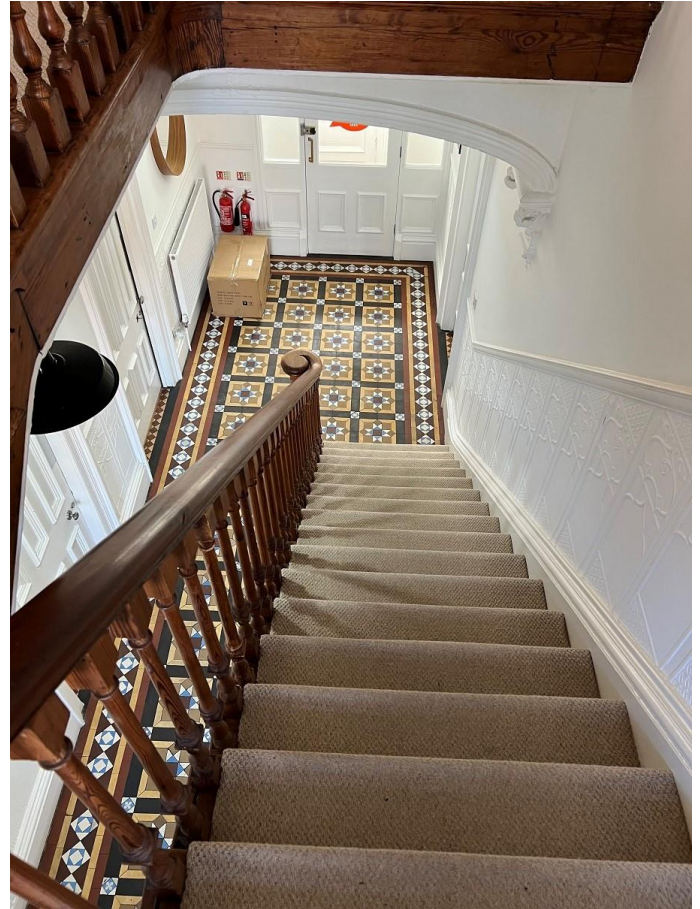


DESCRIPTION

Thornccliffe House is detached, planned over 3-floors, with useful basement storage area. The building is of traditional brick construction with 2 feature bay windows to the ground floor, having stone dressings and stone arch header to the front entrance. The windows are UPVC-framed with double glazed infills, and the roof is hipped with slate tiles. To the rear is stepped access down to a tarmac car park, capable of accommodating 10 motor vehicles. The car park is bordered by brick walls to the western boundary, and steel palisade fencing with lockable gates to Rowditch Place. For a number of years, the property has been used as office accommodation, and feeds off a central hallway with original Minton-tiled floor, and sweeping staircase to the upper floors. The rooms have retained many original features with cornicing, fireplaces, and benefit from a gas-fired central heating system.

ACCOMMODATION

The property has a NIA of 1,815 sq. ft./168.61 sqm. or thereabouts, and a GIA of 2,927 sq. ft./271.98 sqm.



PLANNING

The property has existing and established use rights as offices, falling within Use Class E (commercial and business service use), of the Town and Country (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

The property is not Listed, and nor does it fall within a conservation area. There is a mature Sycamore tree, subject to a tree preservation order (TPO) within the rear car park.

We have not made enquiries of the local planning authority with regards to redevelopment, but in our opinion, the property offers potential for residential conversion, subject to obtaining the necessary planning consents.

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SERVICES

Mains gas, electricity, water, and drainage are connected to the property. No tests have been undertaken, and no warranties are given or implied.

BUSINESS RATES

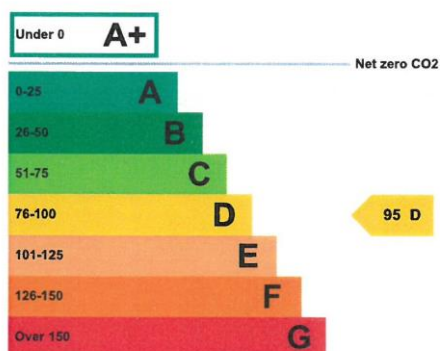
The property has previously been used as a business centre, and the majority of the rooms have separate rateable values, as does the car parking. A full breakdown of the rateable values can be found on www.tax.service.gov.uk/business-rates-find/list-properties, using the postcode DE22 3LN.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D95. A copy of the full EPC can be provided upon request.

Energy rating and score

This property's energy rating is D.



TENURE & GUIDE PRICE

The premises are freehold, under Title number DY318243, and will be sold with vacant possession. Unconditional offers are invited, with a guide price of £375,000 (three hundred and seventy-five thousand pounds).

VALUE ADDED TAX (VAT)

The prices quoted are exclusive of VAT.

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

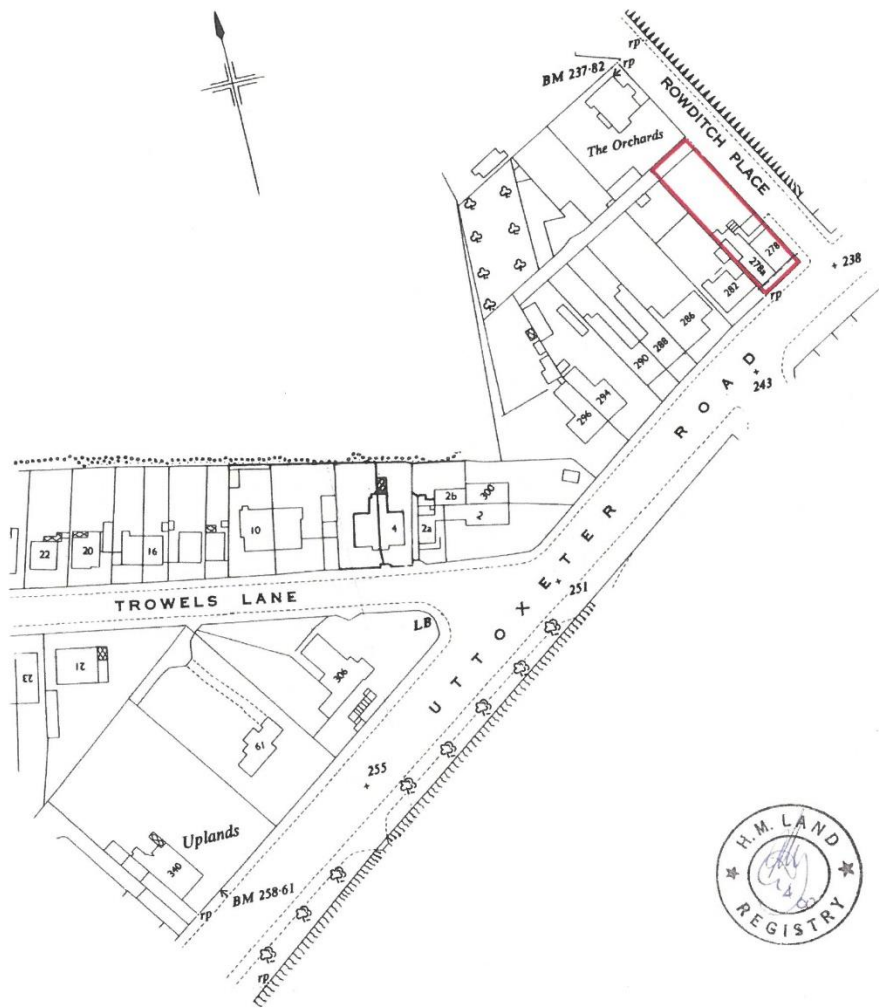
In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT



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|-----------------------------------|---------|---------------------------------|------------------------|--|
| H.M. LAND REGISTRY | | TITLE NUMBER DY318243 | | |
| ORDNANCE SURVEY PLAN REFERENCE | SK 3335 | SECTION D | SCALE 1/1250 | |
| ADMINISTRATIVE AREA CITY OF DERBY | | | © Crown Copyright 1998 | |



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