



Upon instructions from Bob Minions, due to Relocation 156-160 London Road, Derby, DE1 2ST

Showroom with workshop, storage, and ancillary space, situated in a prominent position off London Road.

Planned over three floors, and extending to 7,117 sq. ft. / 661.2 sqm.
on a site of 0.23-acres / 0.093-hectares or thereabouts.

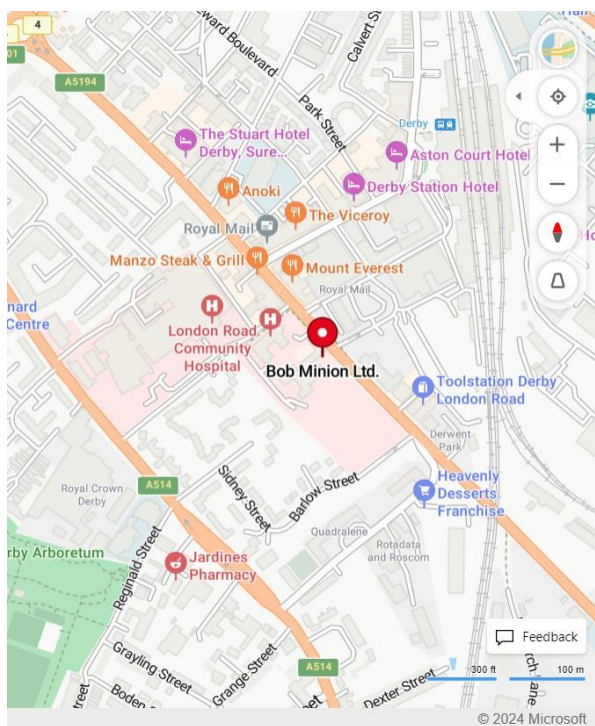
Suitable for a variety of uses including conversion, or redevelopment for residential or roadside, subject to obtaining the necessary planning consents.

Offers are Invited in Excess of £475,000

156-160 London Road, Derby, DE1 2ST

LOCATION

The property is situated in a prominent position, adjacent to London Road, on the fringe of Derby city centre. The area is undergoing significant redevelopment, falling on the fringe of the Nightingale Quarter, a major development on a 18.5-acre site providing 925 new homes, undertaken by Wavensmere Homes. The position is convenient for the NHS Florence Nightingale Community Hospital, Derby railway station, a range of restaurants, and hot food takeaway outlets.



DESCRIPTION

The property is effectively 3 buildings which have been combined and extended to provide showroom, workshop, office, and ancillary space. The ground floor has 3 showrooms to the front, with a corridor link and rear showroom, which also incorporates a customer waiting area and sales office. Access is provided through to the workshop, which has concrete floor, suspended ceiling, 3-phase electricity, suspended gas space heater, and side loading doors to the rear yard. Adjacent to the workshop is a lock-up storage building. To the first floor are 2 offices and storage area, with further storage space to the second floor. Externally is a good-sized, tarmacadam-surfaced yard with palisade fencing and security gates.

FLOOR AREAS

Ground Floor		
Showroom (No. 156)	773 sq. ft.	71.8 sqm.
Showroom Link	386 sq. ft.	35.9 sqm.
Showroom (No. 158)	497 sq. ft.	46.2 sqm.
Front Showroom (No. 160)	603 sq. ft.	56 sqm.
Rear Showroom (No. 160)	590 sq. ft.	54.8 sqm.
Works Office	76 sq. ft.	7.1 sqm.
Workshop	1,323 sq. ft.	123 sqm.
Store	516 sq. ft.	48 sqm.
First Floor		
Office & Stores	2,227 sq. ft.	207 sqm.
Second Floor		
Store	122 sq. ft.	11.3 sqm.
Total GIA	7,133 sq. ft.	661.1 sqm.

SERVICES

It is understood that mains gas, electricity, water, and drainage are connected to the property. No tests have been undertaken, and no warranties are given or implied.



PLANNING

The local planning authority is Derby City Council. We have not made enquiries with DCC; however, in our opinion, the site would be suitable for a variety of uses, and for redevelopment, subject to obtaining the relevant approvals. We recommend that any interested parties make their own enquiries with DCC.

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BUSINESS RATES

From enquiries of the Valuation Office Agency (VOA) website, we note the property is assessed for non-domestic rating purposes as 'Showroom & Premises' with a rateable value of £21,000 (twenty-one thousand pounds).

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

TENURE

Freehold, with vacant possession provided upon completion.

GUIDE PRICE

Offers are invited in excess of £475,000 (four hundred and seventy-five thousand pounds).

VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

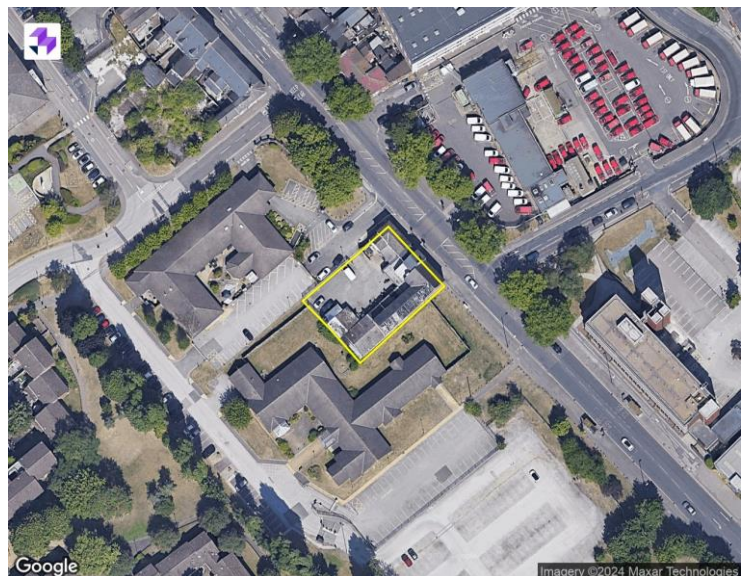
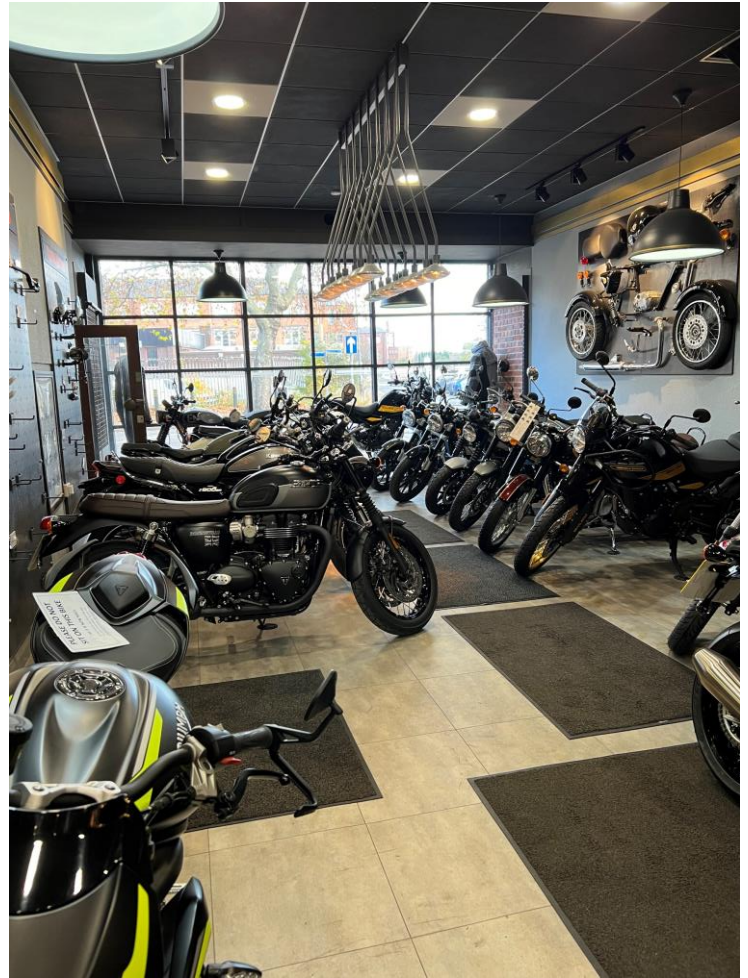
Tel: 01332 290390

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.

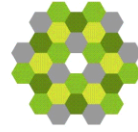
SUBJECT TO CONTRACT



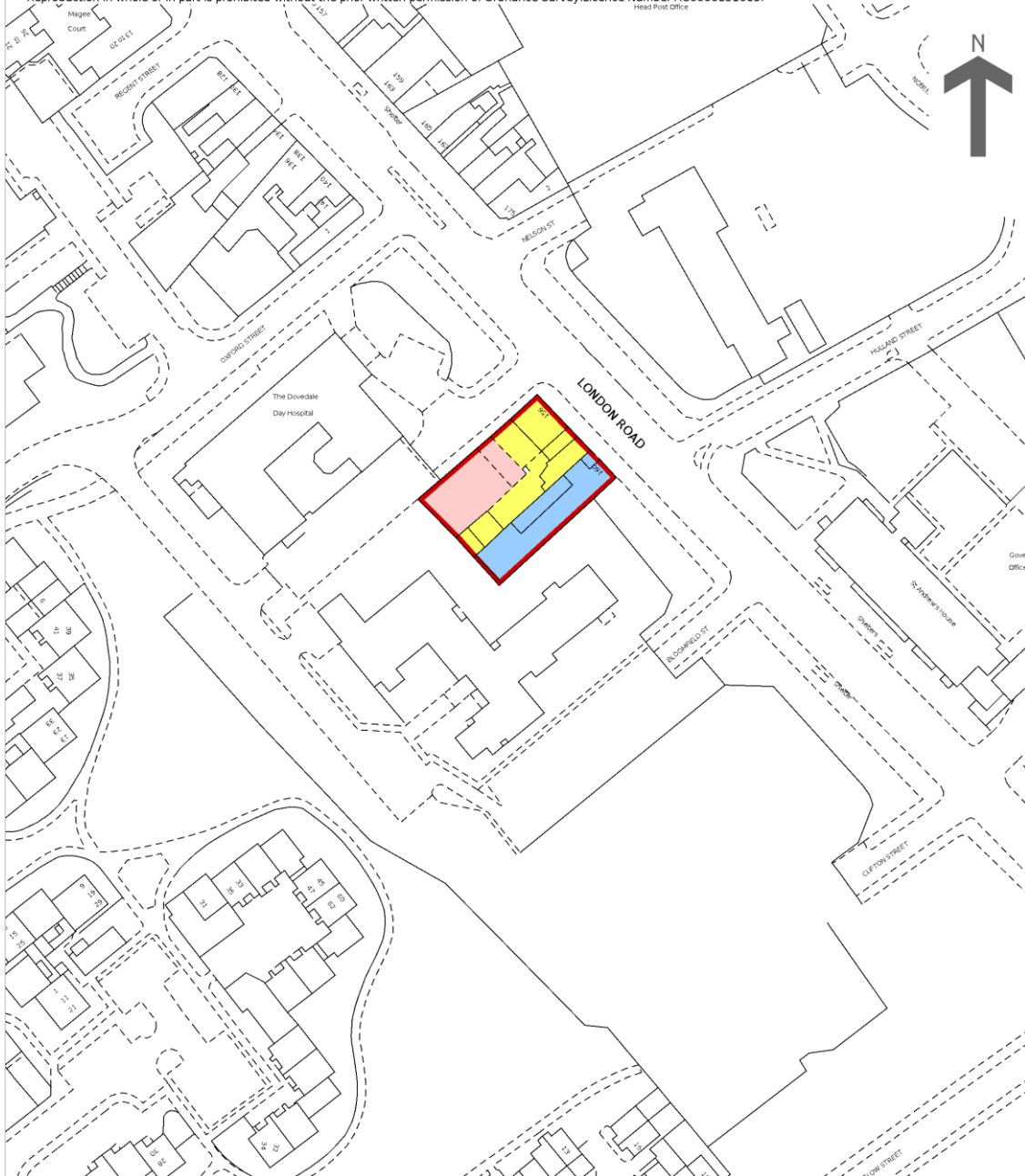
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HM Land Registry
Official copy of
title plan

Title number **DY445082**
Ordnance Survey map reference **SK3635SW**
Scale **1:1250**
Administrative area **City of Derby**



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