



215 Derby Road, Chellaston, Derby, DE73 5SE

Residential/Commercial Opportunity.

Three-bedroomed residential dwelling, with Dog Grooming Parlour to the front.

Prominent roadside position.

Please note, part of the rear garden, including the detached annex, is excluded from the sale.

OFFERS AROUND  
£295,000

# 215 Derby Road, Chellaston, Derby, DE73 5SE

## LOCATION

The property enjoys a popular and well-established residential location, within easy access of a range of amenities available within Chellaston and the nearby Shelton Lock, to include; day-to-day shopping, supermarkets, doctors and dentist surgeries, places of worship, hair and beauty salons, public houses, eateries, and schooling, together with regular bus services to Derby city centre. Ease of access is also afforded to the A50 for commuting throughout the region.

## DESCRIPTION

An excellent and rare opportunity for prospective purchasers to run a small business from the front shop, such as a hairdressers, clinic, dog grooming, or beauticians, etc., together with the benefit of adjoining and spacious residential accommodation, which has been extensively refurbished in recent years. Early internal inspection is highly recommended to be fully appreciated.

## ACCOMMODATION

GROUND FLOOR, front lock-up shop, cloaks/WC, utility room, excellent modern dining kitchen with integrated appliances, and rear lounge. FIRST FLOOR, landing, main bedroom with modern ensuite shower room, a further two well-proportioned bedrooms, and modern bathroom. OUTSIDE, foregarden with driveway to the side, enclosed rear garden, and parking.

## BUSINESS RATES

Shop and Premises, with a rateable value of £3,550. Subject to satisfying certain criteria, the property may benefit from small business rates relief. The residential element has a council tax banding of A.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property as a whole, as an EPC rating of D56.

## PRICE

Offers around £295,000 (two hundred and ninety-five thousand pounds) for the freehold interest.



## SPECIAL NOTE

Part of the rear garden and the detached annex are excluded from the sale, but can be purchased by separate negotiation, with the annex affording dependent relative accommodation or similar, incorporating; entrance conservatory, living dining kitchen, conservatory double bedroom with ensuite shower room, and workshop.

## VIEWINGS

Strictly by prior appointment through the sole agents: - Gadsby Nichols

Tel: 01332 296396

Email: [enquiries@gadsbynichols.co.uk](mailto:enquiries@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