

# GADSBY NICHOLS



## 6 Wirksworth Road, Duffield, Belper, Derbyshire, DE56 4GH

A valuable mixed-use investment opportunity, comprising; ground floor retail unit, together with two flats.

Producing an income of £30,540 (thirty thousand, five hundred and forty pounds) per annum.

Desirable location, situated within the heart of the village of Duffield.

For sale freehold.

**Offers in Excess of £400,000**  
(four hundred thousand pounds)

**Gadsby Nichols**

21 Iron Gate  
Derby DE1 3GP

**Residential**

01332 296 396  
enquiries@gadsbynichols.co.uk

**Commercial**

01332 290 390  
commercial@gadsbvnichols.co.uk



BRITISH  
PROPERTY  
AWARDS

GOLD WINNER  
ESTATE AGENT  
IN DERBY  
(CITY CENTRE)  
2023

— WE  
WON! —

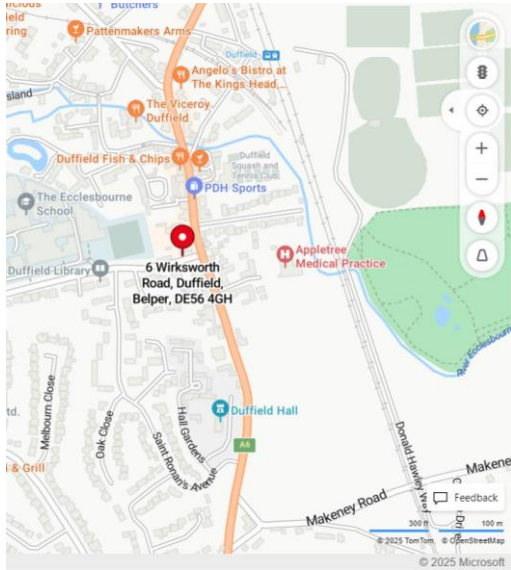


[www.gadsbynichols.co.uk](http://www.gadsbynichols.co.uk)

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## LOCATION

The property is situated off Wirksworth Road, close to the junction with Town Street, within the centre of the village of Duffield. The village is a desirable residential location, benefiting from an excellent range of amenities, and good schooling. The settlement lies 6-miles to the north of the city of Derby, and 3-miles south of Belper. There are regular bus and train services to both.



## DESCRIPTION

The property comprises two, immediately adjacent former terraced residential dwellings, combined and sympathetically refurbished to provide ground floor retail/employment space, and two, one-bedroomed apartments. The property is of some age, of traditional brick construction with stone headers and sills, under a pitched Staffordshire Blue tileclad roof. The ground floor provides two retail/office areas, currently combined and let to a single tenant, and used as an opticians. The space is very well-appointed with laminate flooring, LED lighting, and nonslip flooring to the consulting/clinical space. A hallway provides separate access and staircase to the apartments known as A and B. Both are very well appointed, and completed to an excellent specification, providing open-plan living space comprising dining area with fitted kitchen, and single bedrooms on the upper floors. A has a bathroom with shower over, and B has a shower room, each with wash hand basin, and WC.



## ACCOMMODATION/FLOOR AREAS

GF Retail/Office	370 sq. ft. / 34.4 sqm.
GF Rear Hallway	18'4" x 5'1" / 5.62m x 1.55m
FF Landing	23'5" x 4'9" / 7.17m x 1.5m
Apartment A	
FF Open-Plan Living	16'0" x 10'8" / 4.87m x 3.31m
FF Bathroom	6'3" x 6'0" / 1.94m x 1.84m
FF Inner Hall	3'0" x 2'4" / 0.92m x 0.74m
SF Double Bedroom	15'0" x 10'1" / 4.56m x 3.08m
Apartment B	
FF Entrance Hall	4'0" x 2'7" / 1.23m x 0.82m
FF Open-Plan Living	14'3" x 11'8" / 4.37m x 3.6m
FF Shower Room	Not measured
SF Double Bedroom	15'0" x 12'3" / 4.59m x 3.75m



## TENANCY INFORMATION

GF Commercial Element

Let to Midland Optical Enterprises Ltd (CRN: 11614654) for a term of 5-years with effect from (wef) 28.06.2024 at a rent of £10,800 (per annum exclusive) pax. The lease is internal repairing and insuring.



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Apartment A is let on an assured shorthold tenancy (AST) agreement at a rent of £895 per calendar month (pcm), for 12-months wef 09.08.2024

Apartment B is let on AST at £750 pcm for 6-months wef 10.01.2025.



## SERVICES

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

## BUSINESS RATES/COUNCIL TAX

From enquiries of the VOA website, the property has the following ratings: -

6 Wirksworth Road	RV £8,700
Apartment A	Council Tax Band B
Apartment B	Council Tax Band tbc

## ENERGY PERFORMANCE CERTIFICATE (EPC)

6 Wirksworth Road	C65 expires 19.04.2033
Apartment A	D55 expires 26.02.2034
Apartment B	D58 expires 17.09.2033

## TENURE

Freehold, subject to the existing tenancies.

## PRICE

Offers are invited in excess of £400,000 (for hundred thousand pounds).

## VIEWINGS

Strictly by prior appointment with the agents: -

Gadsby Nichols

Tel: 01332 290390

Email: [andrewnichols@gadsbynichols.co.uk](mailto:andrewnichols@gadsbynichols.co.uk)

or

Fletcher & Co.

Tel: 01332 843310

Email: [stevefletcherandcompany@gmail.com](mailto:stevefletcherandcompany@gmail.com)

## 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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