



1255 London Road, Derby, Derbyshire DE24 8QN

FREEHOLD

- ▶ **1,181 sq ft (110 sq m) across two floors**
- ▶ **Excellent position in busy Alvaston shopping district**
- ▶ **Mixed-use premises with take-away and residential use**
- ▶ **Ground floor suitable for variety of uses STP**

For enquiries and viewings please contact:



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Location

The property is located in a prominent position fronting London Road within the busy Alvaston Shopping District with close proximity to the A6 roundabout junction that connects you with both Raynesway and Shardlow Road. The A6 provides direct access to the city centre, the A50 and A52.

Alvaston is an extremely popular residential suburb of Derby and is situated along the A6 arterial route. Adjacent occupiers include Tesco Extra and Coral bookmakers with other occupiers including Iceland, Birds Bakery, and Cancer Research UK, alongside a number of regional and independent retailers.

Description

The property is a semi-detached two-storey building of traditional brick construction under a pitched tiled roof and currently comprises a pizza take-away on the ground floor and residential flat on the first floor.

The ground floor has fully glazed UPVC frontage and door onto London Road. As you enter the property, there is a large counter area that follows through to ancillary storage, kitchen including a refrigerated room and a small staff room with w.c. to the rear.

The first floor comprises a 2 bedroom flat, with external staircase approach from the rear with entrance leading into the living room with kitchen, two good sized bedrooms, shower room and w.c. to the rear.

Externally, there is a fenced yard/access for the first floor via external staircase and 6 demised parking spaces.

Accommodation

	Sq M	Sq Ft
Total	109.7	1,181

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property.

Planning

Established use as a takeaway premises within Sui Generis. Interested parties should confirm their own use direct with the local planning department on 01332 640795.

Tenure

The property is being sold freehold with vacant possession.

Business Rates

The property is currently listed as a Shop and Premises and has a rateable value of £7,500. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

Price

Freehold offers invited in the region of £295,000.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: C (65).

Viewings

Viewings are by appointment with sole agents Innes England.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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