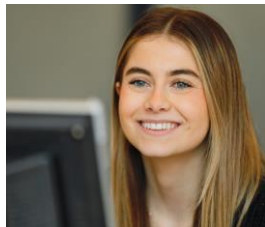




- ◆ FREEHOLD OPPORTUNITY
- ◆ PARTIALLY LET RESIDENTIAL/RETAIL INVESTMENT
- ◆ SCOPE FOR RENTAL IMPROVEMENT WITH GROUND FLOOR RETAIL UNIT AVAILABLE
- ◆ 2 x TWO-BED WELL APPOINTED APARTMENTS ON FIRST FLOOR
- ◆ GROUND FLOOR BENEFITS FROM ALCOHOL LICENSE
- ◆ PRIME POSITION ON A6 ARTERIAL ROUTE

## 22 Town Street, Duffield, Derbyshire, DE56 4EH



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**Location**

The property is located in a strong prominent roadside position on Town Street (A6) in the heart of Duffield, an affluent village within the Amber Valley district of Derbyshire.

The A6 is an extremely busy key arterial route linking Derby City Centre some 5.5 miles to the South and onto Belper (3 miles), Matlock (13 miles) to the north and beyond.

Duffield is an affluent village and a predominantly residential catchment, with this section of Town Street being the main retail and leisure offering with nearby occupiers including Birds Bakery, Treetops Hospice, and the Co-operative Food.

**Description**

Two-storey building of traditional brick construction under a pitched tiled roof. The ground floor features an attractive period style wooden frame retail frontage which has been painted blue. The first floor is rendered in white with grey painted attractive sash window frames.

The property comprises a ground floor retail/restaurant premises which has been extended and renovated in part. Externally, there is access to a small, shared courtyard. The property is currently in a shell condition.

The first floor comprises of two apartments, both of which have been newly refurbished to a good standard and consist of 2 double bedrooms, a kitchen and bathroom. The first floor is currently let to a holiday home company.

There is no allocated parking available for the premises.

**Accommodation**

The building comprises the following:-

Ground Floor	1,588 sq ft	148 sq m	Class E retail/restaurant/bar
Flat A	635 sq ft	58 sq m	2 bed
Flat B	775 sq ft	71.9 sq m	2 bed
NIA	2,998 sq ft	279 sq m	

Each flat comprises a kitchen, bathroom, living room and bedroom/s as detailed above.

**Tenancies**

The flats are let to a holiday home company on a lease which is currently holding over, a copy of the lease can be provided to interested parties upon request.

The flats are currently achieving a gross rental of £18,000 per annum.

We understand that electricity, gas and water are separately metered and billed direct to each tenant.

The ground floor retail/restaurant premises is currently vacant and available to let and benefits from an alcohol license. The ground floor has been marketed at a guide rental of £27,000 per annum.

**Tenure**

The property is available freehold subject to the existing tenancies.

**Price**

Freehold offers are invited in the region of £550,000.

**VAT**

We understand that the property is not elected for VAT.

**Legal Costs**

Each party will be responsible for their own legal costs incurred in relation to this transaction.

**EPC**

The property has the following EPC's

Ground floor - C (73) – Valid until 3 July 2028

Flat A – E (51) – Valid until 30 May 2032

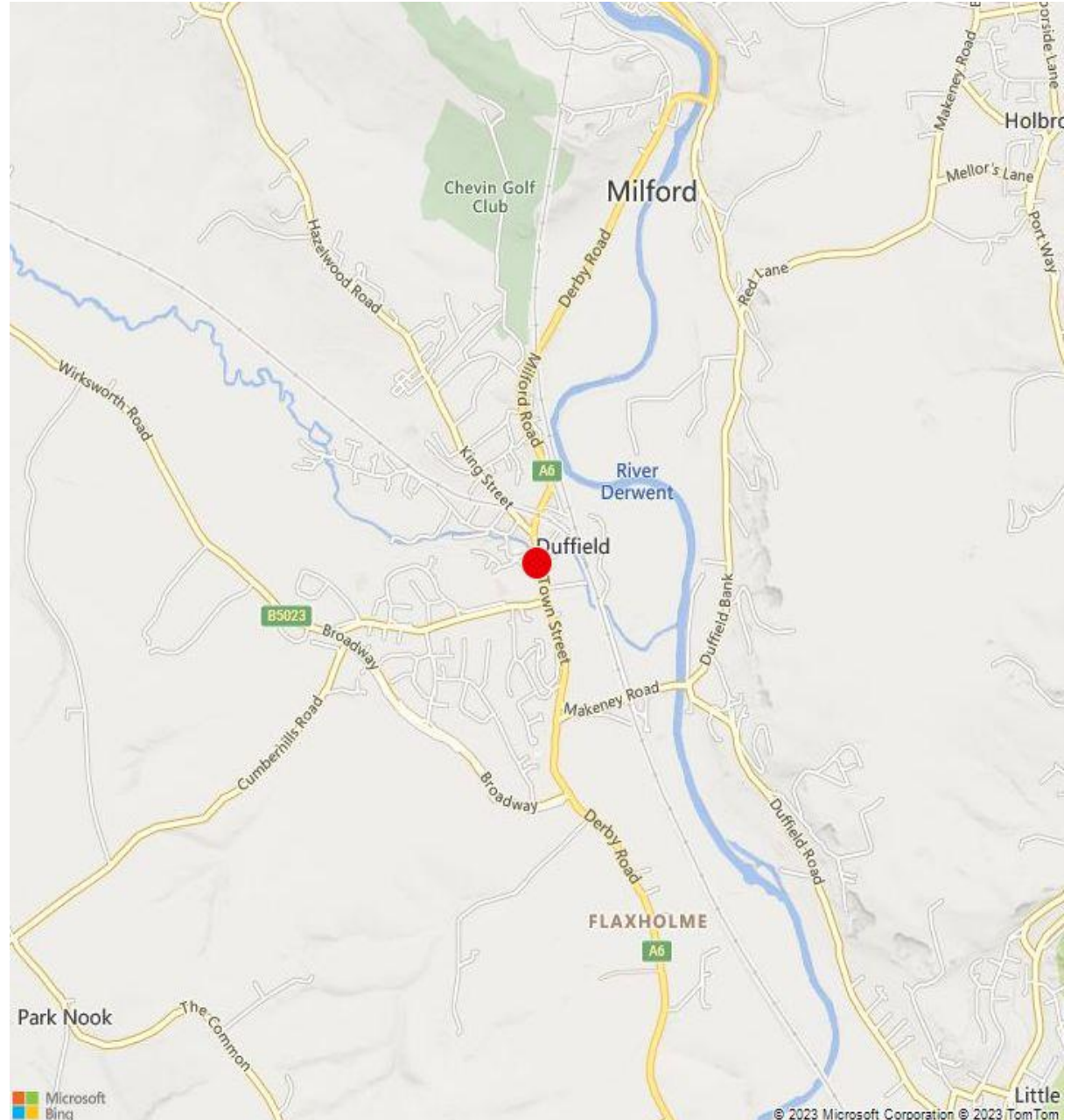
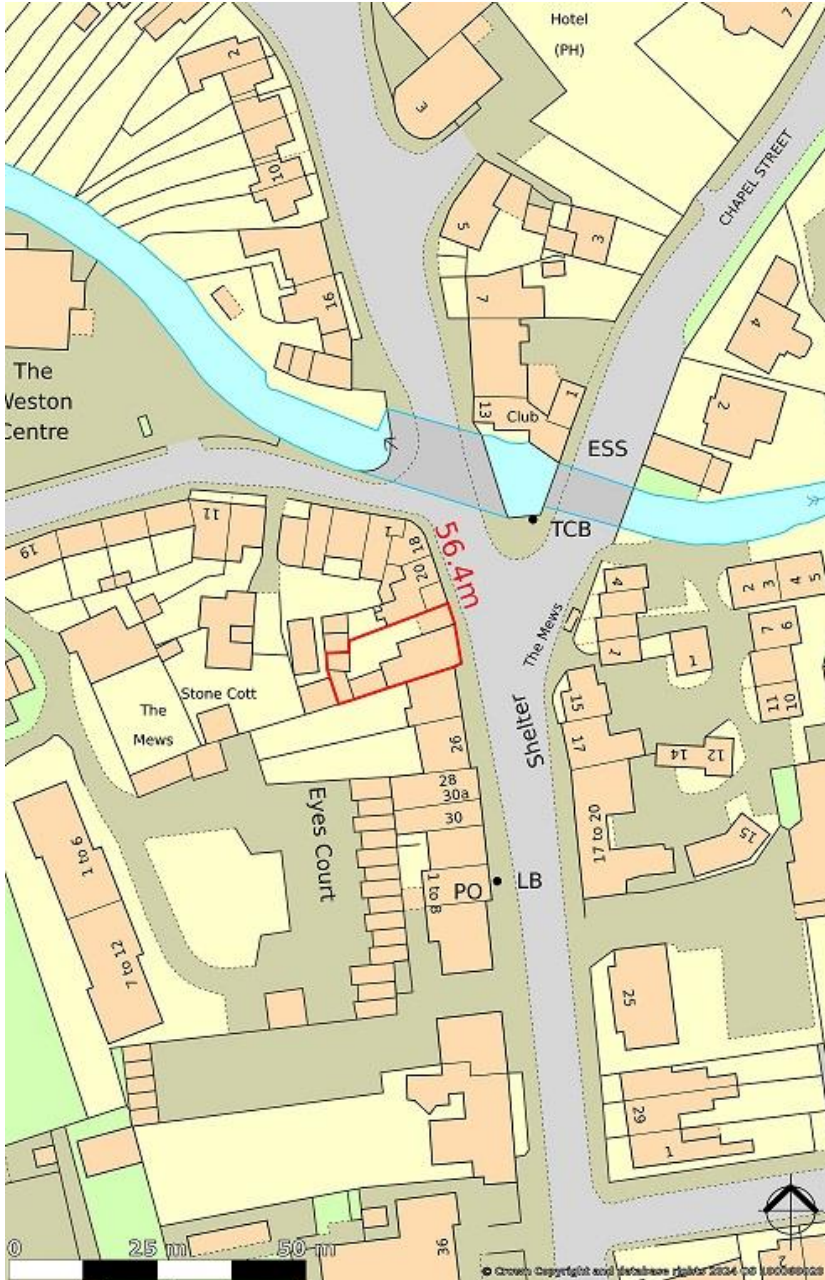
Flat B – D (55) – Valid until 30 May 2032

Full copies of the EPC's are available on request.

**Anti-Money Laundering**

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 prior to the offer being accepted.





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