



**30 Lower Dale Road, Derby, Derbyshire DE23 6WY**

## **MEDICAL/OFFICES**

- ▶ **2,817 sq ft (261.9 sq m)**
- ▶ **On-site parking spaces**
- ▶ **Fitted to a good standard throughout**
- ▶ **Suitable for a variety of uses falling within Class E**

For enquiries and viewings please contact:



**Nick Hosking**  
07855 423458  
[nhosking@innes-england.com](mailto:nhosking@innes-england.com)



**Debbie Thompson**  
07974 663063  
[dthompson@innes-england.com](mailto:dthompson@innes-england.com)

### Location

The premises are situated on Lower Dale Road, a short distance from the junction with Normanton Road, a key arterial route serving the Normanton, Pear Tree and Rose Hill residential catchments.

The surrounding area has a mix of residential, community and retail occupiers.

Derby city centre is approximately 2 miles to the north with the inner road accessible within 5 minutes and outer ring road within 10 minutes.

### Description

Purpose built as a well appointed doctors surgery. The premises has an accessible ramp entrance off Lower Dale Road leading into a large reception with waiting areas and administration offices. There are a range of consultation rooms over the ground and first floors alongside administration offices and staff welfare areas including two kitchens and w.c. facilities.

The offices and staff areas have fluorescent lighting with the consultation rooms having Category 2 Lighting and perimeter trunking. The building benefits from gas central heating.

To the side of the property there is a fenced car park for approximately 4 cars with direct access into the rear of the building.

### Accommodation

	Sq M	Sq Ft
Ground Floor	155.9	1,678
First Floor	105.8	1,139
<b>Total</b>	<b>261.7</b>	<b>2,817</b>

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

### Planning

The premises were built as a doctors surgery and most recently used for health/medical consultation falling within Class E(e) of the Use Classes Order 1987 (as amended) and would be suitable for a variety of uses falling within Class E. Interested parties are advised to clarify their own use direct with the local planning department on 01332 640795.

### Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

### Business Rates

The property is currently listed as Offices and Premises and has a rateable value of £44,000. The UBR for 2023/2024 will be 49.9p. Interested parties are advised to clarify the rates payable direct with the local authority: Source VOA website

### Rent

Rental £35,000 per annum excluding VAT and business rates.

### VAT

The position regarding VAT is to be confirmed

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of: D (88) and is valid until 17 October 2031

### Viewings

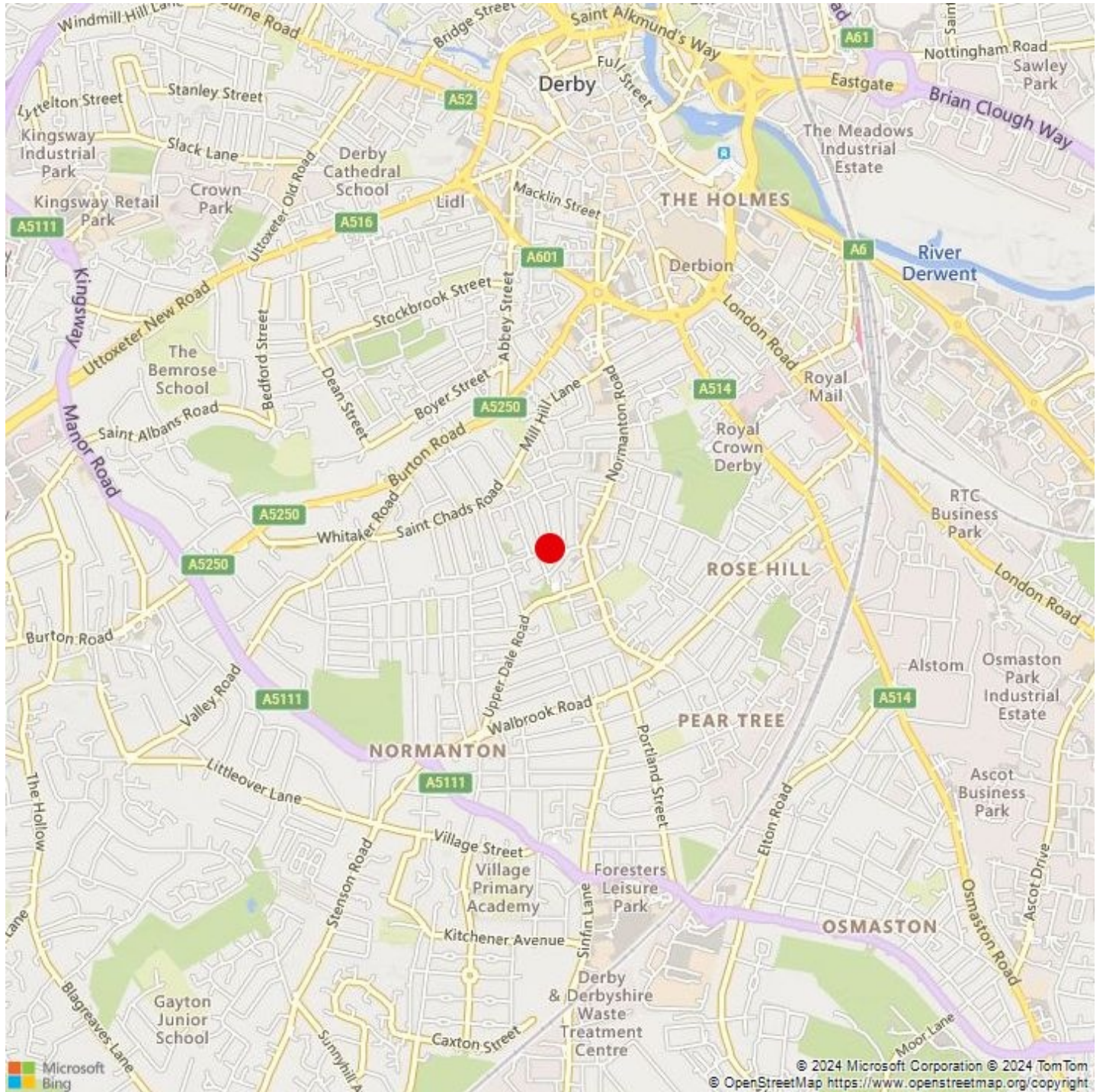
Viewings are by appointment with sole agents Innes England

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