



200 Belper Road, Stanley Common, Derbyshire DE7 6FS

FOR SALE

- ▶ **1,420 sq ft (131.95 sq m)**
- ▶ **Popular busy residential catchment**
- ▶ **Suitable for mixed use**
- ▶ **Potential to revert back to single dwelling**

For enquiries and viewings please contact:



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Location

The property is located on Belper Road (A609), a busy arterial route through Stanley Common, a popular and busy residential village located between both Derby (6.9 miles) and Ilkeston (4.5 miles).

The subject property benefits from being directly opposite Stanley Common COE Primary School along with other educational facilities within the immediate catchment area, which assists in achieving high levels of footfall and traffic.

Description

A three storey premises of traditional brick construction under a pitched tiled roof with a small extension to the front of the premises which provides the ground floor retail accommodation.

The ground floor comprises a small retail unit fronting onto Belper Road, a busy arterial route through Stanley Common, and previously traded as the Post Office and newsagents.

The residential aspect of the premises comprises of a kitchen, small office and living area to the ground floor alongside external storage. The first floor comprises two double bedrooms, a family sized bathroom and large living room. There is an attic conversion also which features another double bedroom.

Externally, there is a driveway for 2 parking spaces and a garden.

Accommodation

	Sq M	Sq Ft
Total	131.9	1,420

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

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use). Making the premises suitable for a variety of uses. 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 listed as a Shop and Premises and has a rateable value of £1,800.

Price

Freehold offers invited in the region of £250,000.

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

A new EPC is being commissioned.

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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