



544a Burton Road, Derby, Derbyshire DE23 6FN

OFFICES

- ▶ **Self-contained office suite of 399 sq ft**
- ▶ **Prominent busy arterial route position**
- ▶ **Located in heart of Littleover village**
- ▶ **On-site parking**

For enquiries and viewings please contact:



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Location

The premises are situated in a prime arterial route position on Burton Road in the popular residential suburb of Littleover, approximately 1.5 miles south west of Derby city centre and within close proximity to the outer ring road.

The surrounding location provides the principle shopping district serving Littleover, offering a mix of national and local retailers with the Co-op Foodstore located directly opposite. Other retailers include Hallmark Cards, Iceland, Co-op Funeral Care, Birds of Derby, Mark Jarvis and a variety of independent retailers.

Description

The building is a traditional detached property of brick construction under a pitched tiled roof.

The premises form part of the first floor and comprises a self-contained office suite providing kitchen, w.c. and two separate offices. Access is provide via metal staircase off North Street.

There are two on-site parking spaces demised off North Street.

Accommodation

	Sq M	Sq Ft
First Floor	400	37.1
Total	37.1	399

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

Planning

The premises have Class E (Business, Commerce and Services) consent under the Use Classes Order 1987 (as amended) and would be suitable for offices, healthcare, beauty therapies. Parties are advised to clarify their uses direct with the planning department on 01332 640795.

Tenure

The premises are available on a new internal repairing and insuring lease for a flexible term.

Business Rates

The current rateable value is £2,800. Source VOA Website

Rent

Rental offers invited in the region of £6,500 per annum, exclusive of business rates if applicable and VAT.

VAT

VAT is not currently payable on the rental.

Legal Costs

Each party is to pay their own legal fees in connection with this transaction.

EPC

The premises have an EPC assessment of: E (125) and is valid until 4 July 2029

Date Produced: 08-Apr-2024



