



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:



Debbie Thompson 07974 663063 dthompson@innes-england.com



Nick Hosking 07855 423458 nhosking@innes-england.com







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 selfcontained 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.

FPC

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

Date Produced: 08-Apr-2024



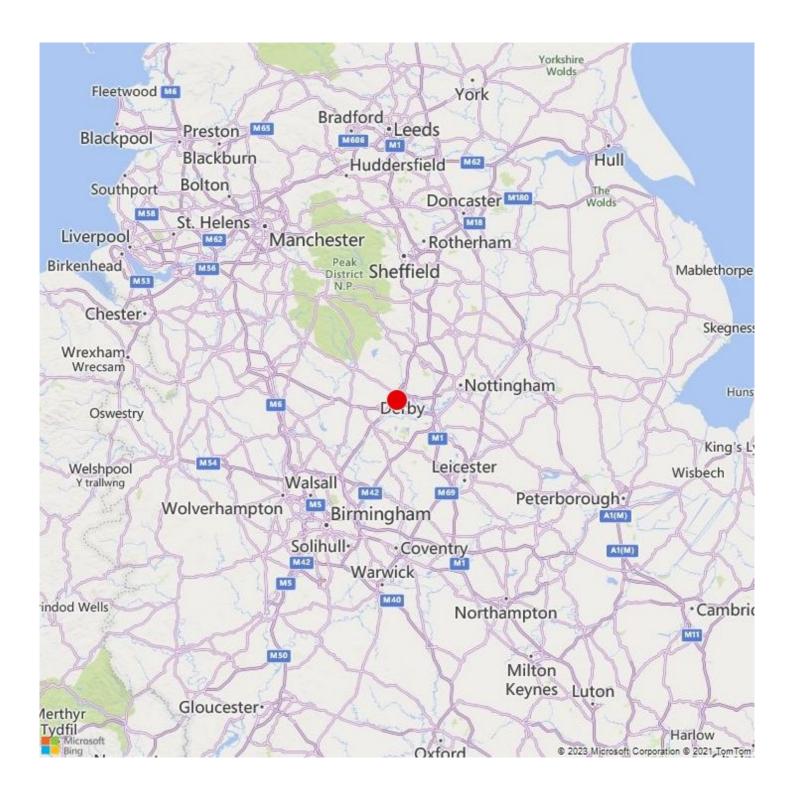






Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE





Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE