



247 Chellaston Road, Shelton Lock, Derby, Derbyshire DE24 9EG

FREEHOLD INVESTMENT

- ▶ **1,768 sq ft (164.2 sq m)**
- ▶ **Let to Independent Vet Care Ltd t/a Scarsdalevets**
- ▶ **Annual Rental £27,500**
- ▶ **Prominent arterial route position**

For enquiries and viewings please contact:



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Location

Shelton Lock is a small suburb of Derby located between the larger suburbs of Allenton and Chellaston on the A514, a key arterial route running from Derby city centre to the A50 Southern Derby Bypass.

The property is situated on a prominent corner plot with excellent frontage to Chellaston Road (A514). The area is predominantly residential with a variety of retail, service and leisure operators within close proximity. Nearby occupiers include Esso with Spar and Co-op foodstore.

Description

Single storey building of presumed brick construction under a flat roof with part full height glazed frontage. The property is fitted to a high standard as a veterinary practice and comprises a large reception/waiting/sales area, various consultation/treatment rooms along with staff welfare.

There is a suspended ceiling throughout with inset spot lights and air conditioning in the reception/waiting area.

Externally there is a large private car park with two access points at the front and side of the property.

Accommodation

	Sq M	Sq Ft
Ground Floor	164.2	1,768
Total	164.2	1,768

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

Tenure

The property is being sold freehold subject to the existing tenancy.

The premises are held on a lease from 25th November 2013 for a term of 10 years to Independent Vet Care Ltd t/a Scarsdalevets LLP at the current passing rental of £27,500 per annum.

Please see attached a copy of the extent of the freehold title to be sold.

Price

Freehold £400,000 subject to the existing tenancy.

VAT

All figures quoted are exclusive of VAT. The property is not currently registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B (27) and is valid until 11 May 2033

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.

Date Produced: 08-Apr-2024



