



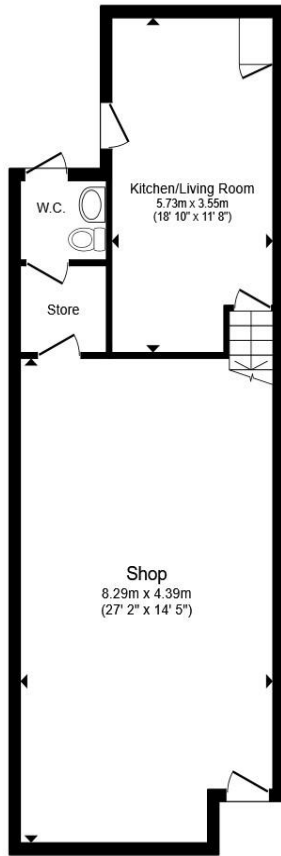
St. Thomas Road, Derby, DE23 8SX

welcome to

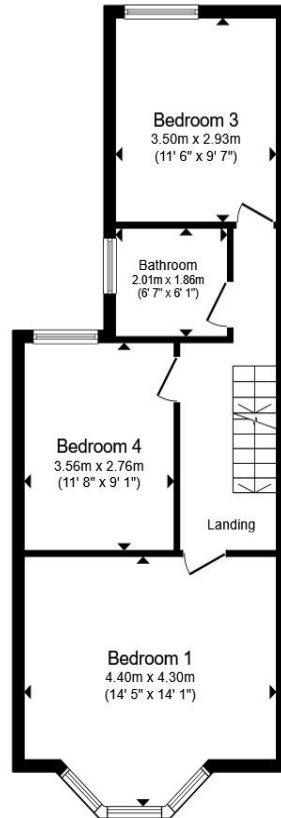
St. Thomas Road, Derby

A rare opportunity to purchase this mixed use property comprising a commercial premises on the ground floor, with separate living accommodation above, fully occupied by tenants. Located on bustling St. Thomas Road within Normanton, close to the City Centre.

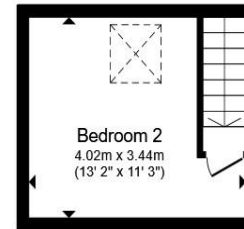




Ground Floor



First Floor



Second Floor

Shop

27' 2" Max x 14' 5" (8.28m Max x 4.39m)

Storage

Cloakroom

Apartment Kitchen

18' 10" Max x 11' 8" Max (5.74m Max x 3.56m Max)

Stairs & First Floor Landing

Bedroom One

14' 1" Into bay x 14' 5" (4.29m Into bay x 4.39m)

Bedroom Three

11' 6" x 9' 7" (3.51m x 2.92m)

Bedroom Four

11' 8" x 9' 1" (3.56m x 2.77m)

Bathroom

Bedroom Two

13' 2" Max x 11' 3" Max (4.01m Max x 3.43m Max)

Total floor area 124.6 m² (1,341 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

St. Thomas Road, Derby

- Mixed Use Premises with Shop & Separate Apartment
- Fully Occupied with Tenants
- Four Bedroom Accommodation
- Busy Location, Ideal for Investment
- No Onward Chain

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£300,000



A rare opportunity to purchase this mixed use property comprising a commercial premises on the ground floor, with separate living accommodation above. Both units form part of the same title yet are let under separate tenancies. Situated on the bustling St. Thomas Road and offered with no onward chain, this is great spot to make an investment.

The ground floor features a fully open and functional convenience store, currently let on a 5 year lease running until September 2027. The shop measures approximately 36 sq m and is complete with a WC and store.

The apartment above offers a versatile layout and is accessed via a kitchen living room on the ground floor with stairs leading to a first floor landing, which connects two bedrooms/ further living rooms, the front room being a generous bay-fronted room, as well as a family bathroom. To the second floor a further bedroom is situated in the eaves of the loft space. The apartment is separately let out to residential tenants.

Viewings are strictly by appointment only - please contact the office.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY121854](https://www.bagshawsresidential.co.uk/Property/DBY121854)



Property Ref:
DBY121854 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



01332 361308



Derby@bagshawsresidential.co.uk



32-34 Cornmarket, DERBY, Derbyshire, DE1 2DG



[bagshawsresidential.co.uk](https://www.bagshawsresidential.co.uk)