HOPKINS & DAINTY
ESTATE AGENTS









Osmaston Road, Derby, DE24 8AH

Guide price £168,500

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this exciting investment opportunity. Offering great potential, the property has been split into three parts and has provided the current owner with years of letting income; with one part currently let and two parts vacant. Set on this busy main road between Derby city centre and the ring road at Allenton.
The front/shop is now vacant and has most recently been used as a dog grooming business and has a good size cellar. To the rear of the property there is an access path leading to both flats and an external WC.
The ground floor flat is also vacant and has a fitted kitchen, double bedroom and shower room. The remaining larger flat occupies the entire first floor of the property and is currently let. With a ground floor rear hallway and stairs leading to a passageway landing. Front lounge/dining room, rear double bedroom, bathroom with a three piece suite and a fitted rear kitchen.
The property has electric heaters where stated and double glazing. If you would like to see this property for yourself, feel free to let us know when you are available. We are open 7 days a week.

THE SHOP 13'11" x 11'3" (4.26 x 3.45)



Accessed via a double glazed entrance door. With large double glazed front and side windows, electric light and power, plumbing and stairs leading down to the cellar.

Cellar Part One 14'4" x 9'1" (4.39 x 2.78)

Split into two parts, one of which has a toilet and wash hand basin.

Cellar Part Two 14'3" x 12'0" (4.36 x 3.68)

Business Rates

According to the valuation office agency, the rateable value is £3,350.

GROUND FLOOR STUDIO FLAT 412B

Both flats are accessed via a shared rear walkway, which also leads to an external WC.

Kitchen 9'6" x 9'2" (2.92 x 2.80)



Fitted range of base and wall units with a built in electric oven, hob and hood. Plumbing for a washing machine, tiled flooring, an electric heater, double glazed side window and doors leading off.

Bedroom 11'1" x 8'10" (3.38 x 2.71)



Double bedroom with laminate flooring, an electric heater and coving to the ceiling with a ceiling rose.

Shower Room 6'1" x 4'1" (1.86 x 1.27)



Three piece suite comprising corner shower, wash hand basin and WC. With tiled walls and flooring, an electric fan heater, extractor vent, coving to the ceiling and a double glazed side window.

FIRST FLOOR FLAT 412A

Tenancy

The tenant has been here for 15 years and is paying £300 per calendar month.

Ground Floor Entrance Hall

With a double glazed entrance door and stairs rising to the first floor.

First Floor Landing



Passageway landing with a double glazed side window and electric heater. Doors leading off.

Lounge/Diner 14'4" x 12'0" (4.37 x 3.67)



Front lounge/dining room with a double glazed window and electric heater.

Kitchen 9'1" x 8'9" (2.77 x 2.67)



Fitted range of base and wall units with worktops and an insect sink and drainer with tiled splashbacks. There is space for a cooker with a fitted hood over; along with plumbing for a washing machine. Electric heater, double glazed rear window and a built in airing cupboard housing the hot water cylinder.

Bedroom 11'3" x 9'1" (3.44 x 2.79)



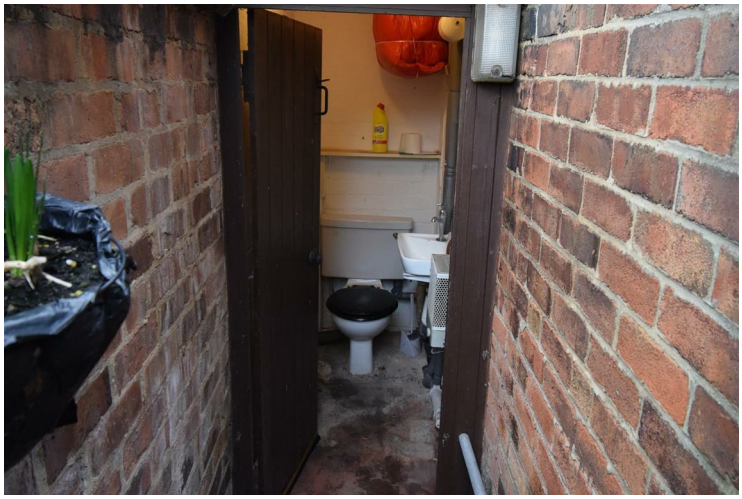
Double bedroom with an electric heater, built in wardrobe and double glazed rear window.

Bathroom 6'1" x 5'10" (1.86 x 1.80)



Three piece suite comprising bath with an electric shower over, wash hand basin and WC. Electric fan heater, tiled splashbacks, extractor vent and a double glazed side window.

External WC



EPC Ratings

THE SHOP (412 Osmaston Road) = Band D (79) until March 2028.
GROUND FLOOR STUDIO FLAT (412 B Osmaston Road) = Band D (60) until December 2028
FIRST FLOOR FLAT ((412 A Osmaston Road) = Band E (44) until April 2028

Council Tax

THE SHOP (412 Osmaston Road) = n/a commercial.
GROUND FLOOR STUDIO FLAT (412 B Osmaston Road) = Band A
FIRST FLOOR FLAT ((412 A Osmaston Road) = Band A.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

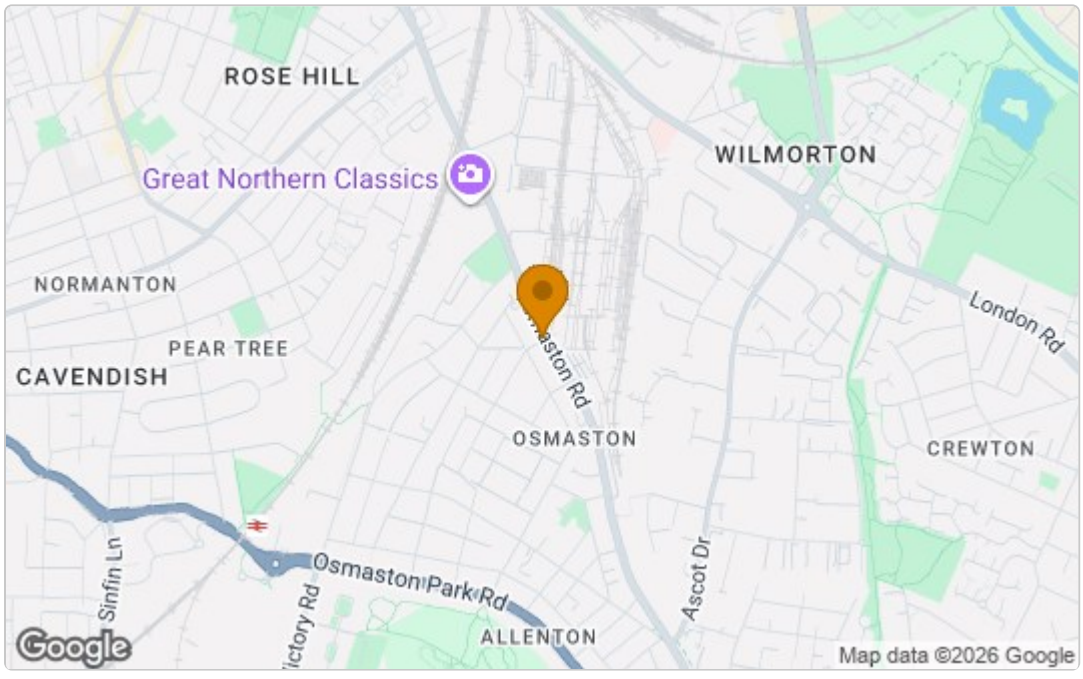
Floor Plan



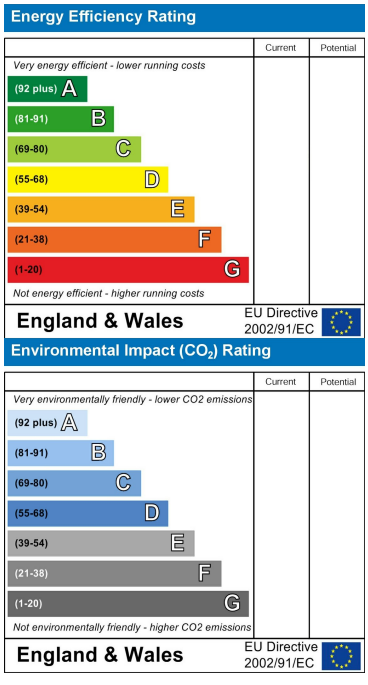
Total area: approx. 88.1 sq. metres (948.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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