



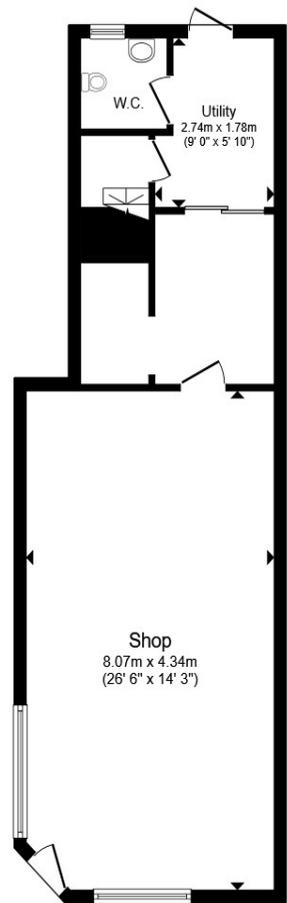
**Mansfield Road, DERBY, DE1 3RB**

**welcome to**

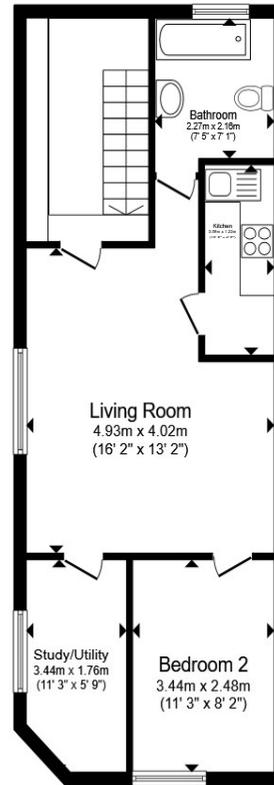
**Mansfield Road, DERBY**

A unique property in Derby featuring a fully operational vape shop on the ground floor, a spacious two bedroom flat above, and a well-maintained, ready-to-move-into interior—ideal for investors or buyers seeking a business opportunity.





**Ground Floor**



**First Floor**

**Shop**

26' 6" MAX x 14' 3" MAX ( 8.08m MAX x 4.34m MAX )

**Lounge**

16' 2" MAX x 13' 2" MAX ( 4.93m MAX x 4.01m MAX )

**Study/Bedroom 1**

11' 3" MAX x 5' 9" MAX ( 3.43m MAX x 1.75m MAX )

**Bedroom 2**

11' 3" MAX x 8' 2" MAX ( 3.43m MAX x 2.49m MAX )

**Bathroom**

7' 5" MAX x 7' 1" MAX ( 2.26m MAX x 2.16m MAX )

**Utility**

9' MAX x 5' 10" MAX ( 2.74m MAX x 1.78m MAX )

Total floor area 106.7 m<sup>2</sup> (1,149 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](http://www.propertybox.io)



welcome to

## Mansfield Road, DERBY

- Fully operational vape shop on the ground floor
- Spacious two-bedroom self-contained flat on upper level
- Two good-sized bedrooms
- Well-equipped fitted kitchen
- Family bathroom with shower plus additional WC

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

**£230,000**

This distinctive end-terraced property in Derby offers an exciting opportunity to combine comfortable living with a fully operational business. The ground floor features a fully open and functional vape shop, complete with a WC and utility room—perfect for those looking to run their own business or secure a strong rental return.

Upstairs, the property opens into a bright and spacious lounge and dining area, alongside a well-equipped fitted kitchen. Two generously sized bedrooms sit on the upper level, one currently used as an office, along with a fully fitted family bathroom with shower.

The flat is well maintained throughout, offering a cosy, spacious feel and a layout that suits both modern living and commercial use. Its ready-to-move-into condition makes it ideal for investors or anyone seeking a combined home-and-business setup.

Located in Derby, the property benefits from excellent access to local amenities, bustling shops, reputable schools, and the city centre. With strong transport links and major road connections nearby, the area is popular with professionals, families, and business owners alike, offering convenience and community in equal measure.



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY120770](https://bagshawsresidential.co.uk/Property/DBY120770)



Property Ref:  
DBY120770 - 0002

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](mailto:Derby@bagshawsresidential.co.uk)



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



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