Lot 149 115-117 Pear Tree Road, Derby, Derby City, DE23 6QF



All enquiries Ref: Kristian Georgiou



- **Freehold pair of terraced buildings**
- **Two commercial shops with two-bedroom flat maisonette above**
- **One shop let at £6,000 pa (expiring 12/2026)**



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Location:

The property is situated on Pear Tree Road (A514). Public transport links include Peartree Railway Station together with a network of local bus services serving the surrounding vicinity. Road links include the A514 and A38, providing access to the wider regional motorway network. Shopping amenities can be found locally within Pear Tree Road and Normanton Road, with an extensive range of shops, bars and restaurants being found in Derby City Centre. Recreational pursuits can be found locally at the open spaces of Arboretum Park and Normanton Park

Description:

A freehold pair of mid-terraced mixed-use buildings comprising two ground floor commercial units together with one self-contained two-bedroom maisonettes arranged over the first and second floors. The commercial accommodation fronts directly onto Pear Tree Road within a well-established local shopping parade serving the surrounding residential area. One of the commercial units is currently let at £6,000 per annum, with the lease due to expire in December 2026. The remaining accommodation offers asset management and rental growth potential. The property benefits from a prominent roadside position within a busy mixed commercial and residential location and is considered suitable for investors seeking a mixed-use income-producing asset.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.