

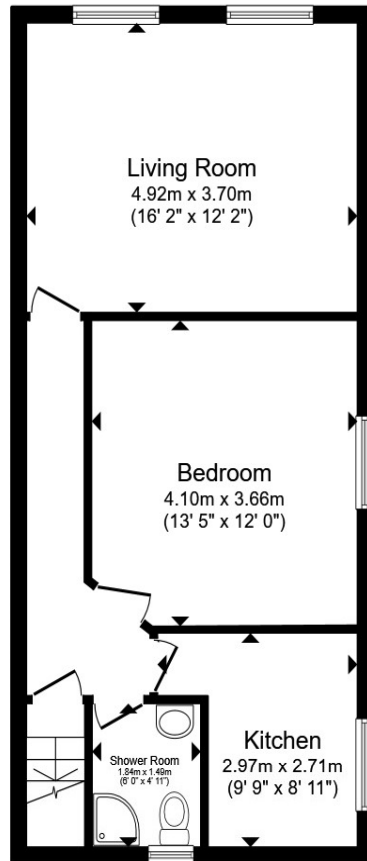


Amy Street, Derby, DE22 3PH

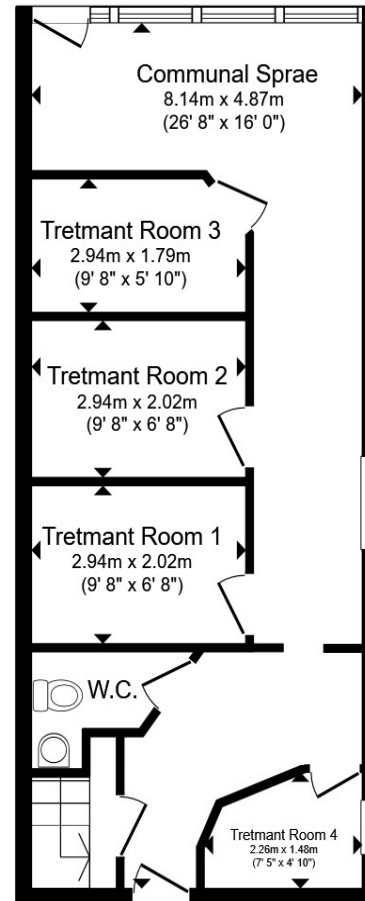
welcome to
Amy Street, Derby
****AUCTION****

Welcome to this 1bedroom Apartment and Shop





Lower Ground Floor



Ground Floor

Total floor area 98.0 m² (1,054 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

Living Room

16' 2" MAX x 12' 2" MAX (4.93m MAX x 3.71m MAX)

Kitchen

9' 9" MAX x 8' 11" MAX (2.97m MAX x 2.72m MAX)

Bedroom

13' 5" MAX x 12' MAX (4.09m MAX x 3.66m MAX)

Shower Room

6' MAX x 4' 11" MAX (1.83m MAX x 1.50m MAX)

Auction Details

Online Underwriting

Conditions Of Sale

Health & Safety Advice For Pro

***guide And Reserve Prices**

Note

welcome to

Amy Street, Derby

- 1 Bedroom Apartment Plus Shop
- Potential Business and rental opportunity
- FREEHOLD

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

£100,000

A semi commercial property located a short distance from Derby city centre. Most recently, the commercial part of the property has operated as a beauty salon but is now vacant, giving a buyer the opportunity to operate their own business, source a new tenant or explore the option of converting to a residential flat, subject to necessary planning permissions and consents. The flat is located on the first floor, having its own access to the rear of the building. The tenant has been served notice to vacate. To the rear of the property are two outbuildings, providing useful storage. Amy Street is close to the city centre which has an array of amenities and transport links, with the bus station and train station easily accessible. The Royal Derby Hospital is also close by. A very good investment opportunity positioned within a popular location.

Ground Floor: main shop area, four additional treatment rooms, WC, storage and a door to the rear of the property giving access to the outside area.

First Floor: door opening into the entrance with stairs rising to the first floor. Bedroom, kitchen, shower room and a living room. **External:** courtyard area to the rear. Accessed via a door to the rear of the property or gated access from Arundel Street.



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY121509



Property Ref:
DBY121509 - 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



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



bagshawsresidential.co.uk