



## 30 Hillside, Derby, DE74 2NH

**Offers Over £250,000**

An Exceptional Commercial Opportunity in the Heart of Castle Donington. Positioned on Hillside, right in the centre of the ever-popular village of Castle Donington, this beautifully refurbished commercial property offers outstanding visibility and excellent footfall. Currently operating under D1 usage, it has long been a much-loved community hub, home to a range of parent and toddler groups, fitness classes, art sessions and more.

One of the property's standout advantages is the comprehensive, high-quality refurbishment carried out by the current owners. The main hall/primary space is presented to an excellent standard and is highly adaptable, making it suitable for a wide range of business types and community uses. In addition to the main hall, the property includes W/C facilities, ample storage, and an office/stock room complete with a newly fitted kitchenette, offering flexibility and convenience for incoming occupiers.

A further highlight is the large outdoor space, fully renovated and featuring an impressive composite decking area which is a rare and valuable asset for commercial premises in such a central village location. The current owners have operated the business at a limited capacity by choice, leaving significant room for growth and commercial expansion. New owners could seamlessly build on the established customer base and reputation, or repurpose the space entirely to suit their own venture.

### Important Information

A full in-depth brochure with further floorplans, photography and detailed information is available.

To arrange a viewing or request your copy, please contact our team, we'd be delighted to assist.

Rateable Value: £2275.00

Current business use: D1

Internal dimensions of property: 90 sqm/ 969 sqft

External dimensions of outdoor space: Decking 65.1 sqm/ 700 sqft plus additional space surrounding the decking and access to the space.

Safety Certification: Full safety certification is in place and can be shown- Awaiting new commercial EPC.

Parking: Castle Donington benefits from two free to use car parks within approximately 1-2 minutes walk of the property. There is an additional free to use car park located approximately 3-4 minutes walk away. There is also non allocated, on street parking available on Hillside itself.

### Entrance Lobby 18'0" x 4'11" (5.5 x 1.5)

A beautifully presented and welcoming entrance lobby with steps down to main lobby, commercial grade flooring throughout, storage cupboard, access to W/C facilities, access to office/stock room and Kitchenette and the main hall/primary space.

### Primary Space/Main Hall 17'2" x 30'2" (5.25 x 9.2)

Recently renovated to a high standard to offer a neutrally designed space with half panelled walls, commercial grade flooring, central heating radiators, double glazed windows overlooking the rear space the property provides, CCTV cameras and pull down projector which can remain with the property which is ideal for personalisation of the space with the current businesses that rent the space.

### Office/ Stock Room and Kitchenette 13'1" x 16'4" (4.0 x 5.0)

A fantastic sized space which again has been recently renovated throughout. With cupboard housing the newly installed boiler, central heating radiators, fire door access to the rear and side entrance, ample space for storage of stock or an office set up and access to the newly fitted Kitchenette.

### Kitchenette

A modern shaker style kitchenette with hand wash basin and ample wall, drawer and base storage units.

### Outside Front

To the front of the property is a dedicated and covered bin store, access via main doorway to internal space and shared pathway leading to the rear space.

### Outside Rear

As you head down the shared pathway you will see the impressive outdoor space the property offers. Renovated by the current owners, the space is now both functional and attractive for a range of uses.

### Disclaimer

#### Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

#### Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Prospective buyers are advised to undertake their own measurements where accuracy is required.

#### Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

### Regulatory Information

#### Anti-Money Laundering (AML)

In accordance with the requirements of the Money Laundering Regulations, we are legally obliged to verify the identity of all buyers and sellers and obtain satisfactory proof of funds before a transaction can proceed.

#### Redress Scheme

We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

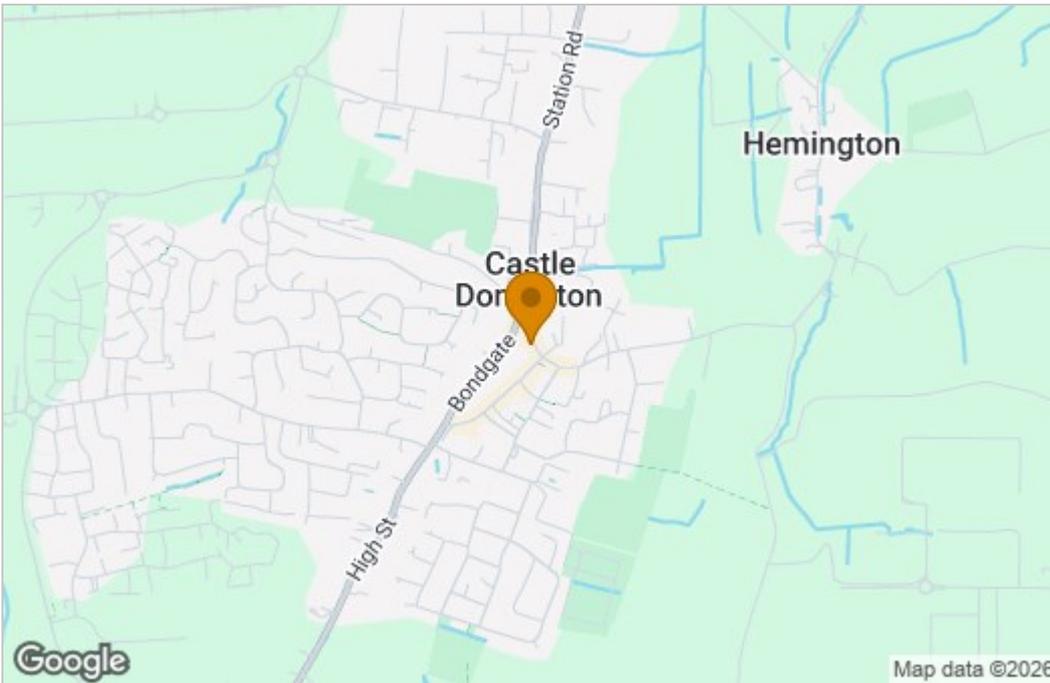
#### Client Money Protection (CMP)

We are members of an approved Client Money

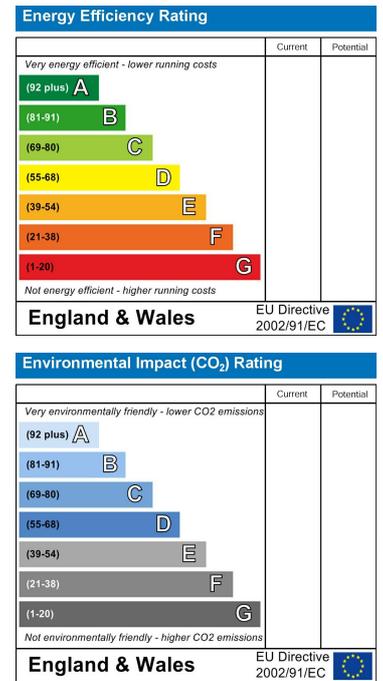
Protection scheme, ensuring that client funds are protected in accordance with current legislation.

## Floor Plan

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.