

INVESTMENT OPPORTUNITY

Uttoxeter Old Road / Granville Street, Derby DE1 1GE



BUY!

£190,000
FREEHOLD



INDUSTRIAL / WORKSHOP WITH YARD / STORAGE AREA

- 328.30 sq m (3,534 sq ft) including mezzanine
- Let to Hire Station Limited (03428037) at a passing rent of £14,500 per annum

Location:

The property is situated approximately one mile west of Derby city centre. Uttoxeter Old Road is a very busy thoroughfare providing access between Ashbourne Road and Uttoxeter New Road.

The premises themselves are positioned at the junctions of Uttoxeter Old Road and Granville Street with immediate access being off Granville Street.

Description:

The property comprises a detached workshop constructed from a steel portal frame with brick / clad elevations. Internally the property provides for a small showroom area together with office and workshop, in addition there are mezzanine stores.

There is an additional allocated area of yard which can be used for car parking and stores.

Accommodation:

Ground Floor Total:	192.90 sq m	(2,076 sq ft)
Mezzanine (stores):	135.40 sq m	(1,458 sq ft)

Planning:

The current occupier uses the premises as a hire depot so there may be an element of trade counter use.

Price:

The property is available at a price of:-

£190,000 Freehold

Rates:

Rateable Value: £10,500

Tenure:

Let to Hire Station Limited (03428037) on a 10 year Lease from 1 June 2018, subject to break clauses on 31 May 2021 and 31 May 2023. Fully repairing and insuring lease, subject to a schedule of condition.

Please note, there are rights of way over the access road for the adjacent occupier.

Passing Rent:

£14,500 per annum.

VAT:

Vat is not applicable to the purchase price

EPC:

D

Interested? Contact Matthew Hilton 0115 950 6612 mhilton@heb.co.uk
OR Nick Morgan 0115 979 3495 nmorgan@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



Interested? Contact Matthew Hilton 0115 950 6612 mhilton@heb.co.uk
OR Nick Morgan 0115 979 3495 nmorgan@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



**Interested? Contact Matthew Hilton 0115 950 6612 mhilton@heb.co.uk
OR Nick Morgan 0115 979 3495 nmorgan@heb.co.uk**

0115 950 6611

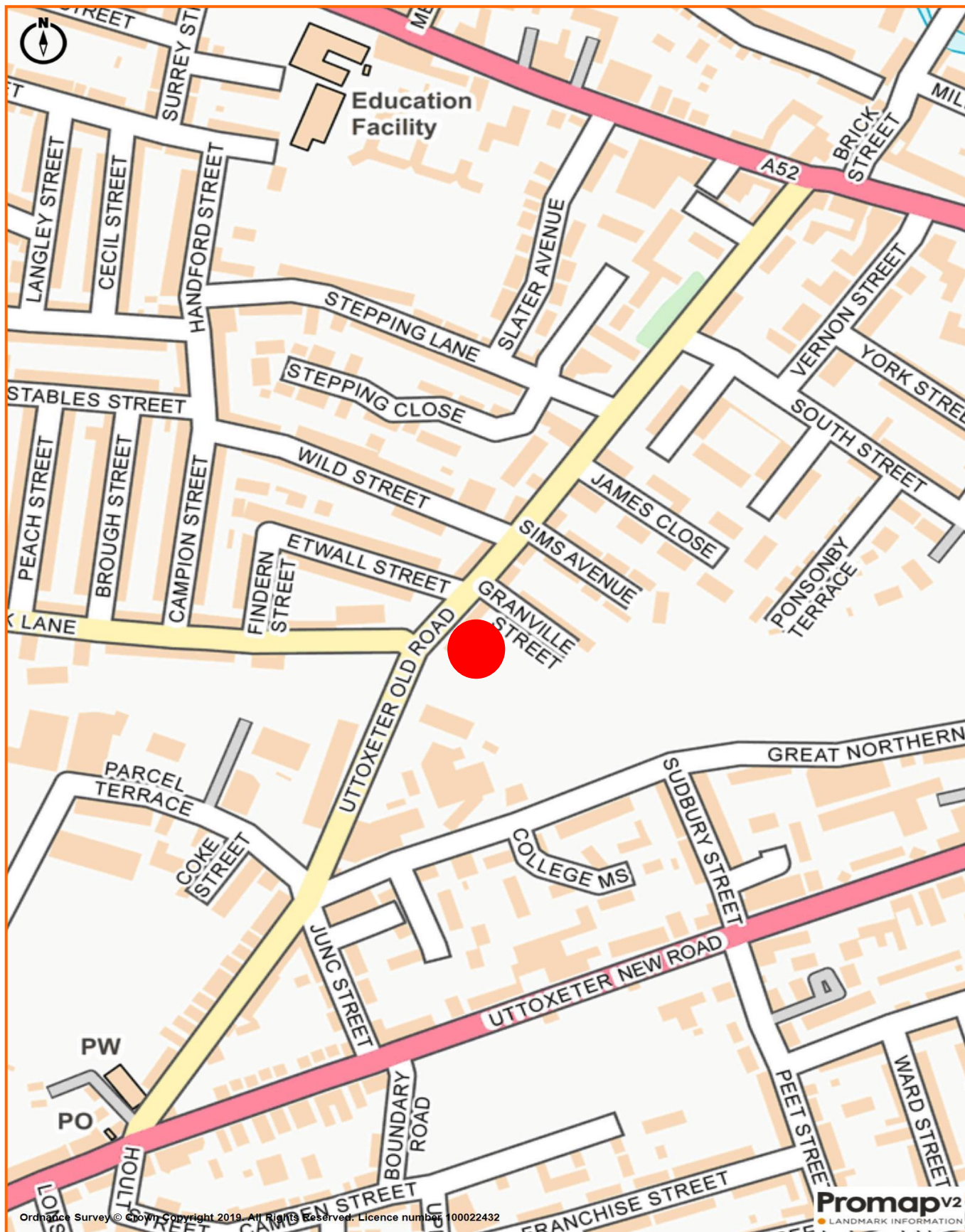
heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



Interested? Contact Matthew Hilton 0115 950 6612 mhilton@heb.co.uk
OR Nick Morgan 0115 979 3495 nmorgan@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.