

# FOR SALE

Substantial Office premises with existing planning permission to be converted into HMO

CELEBRATING 25 YEARS OF PROPERTY CONSULTANCY

25 Charnwood Street, Derby  
DE1 2GU



Freehold: Offers in excess of £200,000

- Two storey office premises with substantial rear yard area.
- Conveniently located in close proximity to Derby City Centre and the Inner Ring Road.
- Total Net Internal Area of 131.79 m<sup>2</sup> / 1,438sq.ft.
- Planning consent granted under Derby City Council reference 20/00201/FUL to convert the property into a 6 bed HMO.



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## Location

Charnwood Street is situated approximately half a mile to the south of Derby City Centre, comprising a partially one-way vehicular route connecting to the Inner Ring Road (Lara Croft Way) via Normanton Road. The street contains several large former residential properties, many of which have subsequently been converted to office use and houses of multiple occupation (HMOs).

The property occupies a central position on the south side of Charnwood Street, with pedestrian access to the front of the building and vehicular access to the rear yard area via Melbourne Street.

## Description

The premises comprise mid-terraced two-storey offices of masonry construction with facing brick elevations, predominantly UPVC framed double-glazed window units and surmounted by a pitched tiled roof.

Internally, at ground floor level, the property comprises an entrance hallway and reception area to the front (including stairs to the first floor) together with access to an open plan rest area, shower room and w/c facilities. Secondary access is also provided to the property via a roller shutter door accessed from the rear yard area.

At first floor level, the property comprises four offices, a kitchen and a bathroom.

The specification of the accommodation provided throughout the building is generally consistent and in the main comprises wood effect and carpet floor coverings, painted plastered walls and ceilings, gas fired wet central heating and strip light fittings.

Externally, the property benefits from an enclosed rear yard area which provides parking provisions for approximately 8/9 vehicles. To the rear of the site there is a brick built single storey garage which is accessed off Melbourne Street and provides useful external storage accommodation.

## Accommodation

The premises comprise:-

Ground Floor Offices:	56.25 m <sup>2</sup> / 625 sq.ft.
First Floor Offices:	75.54 m <sup>2</sup> / 813 sq.ft.

Total Net Internal Area:	131.79 m <sup>2</sup> / 1,438 sq.ft
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External Garage:	20.90 m <sup>2</sup> / 225 sq.ft.
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## Planning

We understand that the property was previously utilised as a 'hub building' for various support services (Use Class Sui Generis) and offices.

Furthermore, the property has the benefit of planning consent under Derby City planning reference 20/00201/FUL to be converted into a house in multiple occupation (HMO) (Use Class C4). To summarise, the application which has been granted permits the existing accommodation to be converted to provide a 6-bedroom HMO with associated kitchen, toilet and bathroom facilities.



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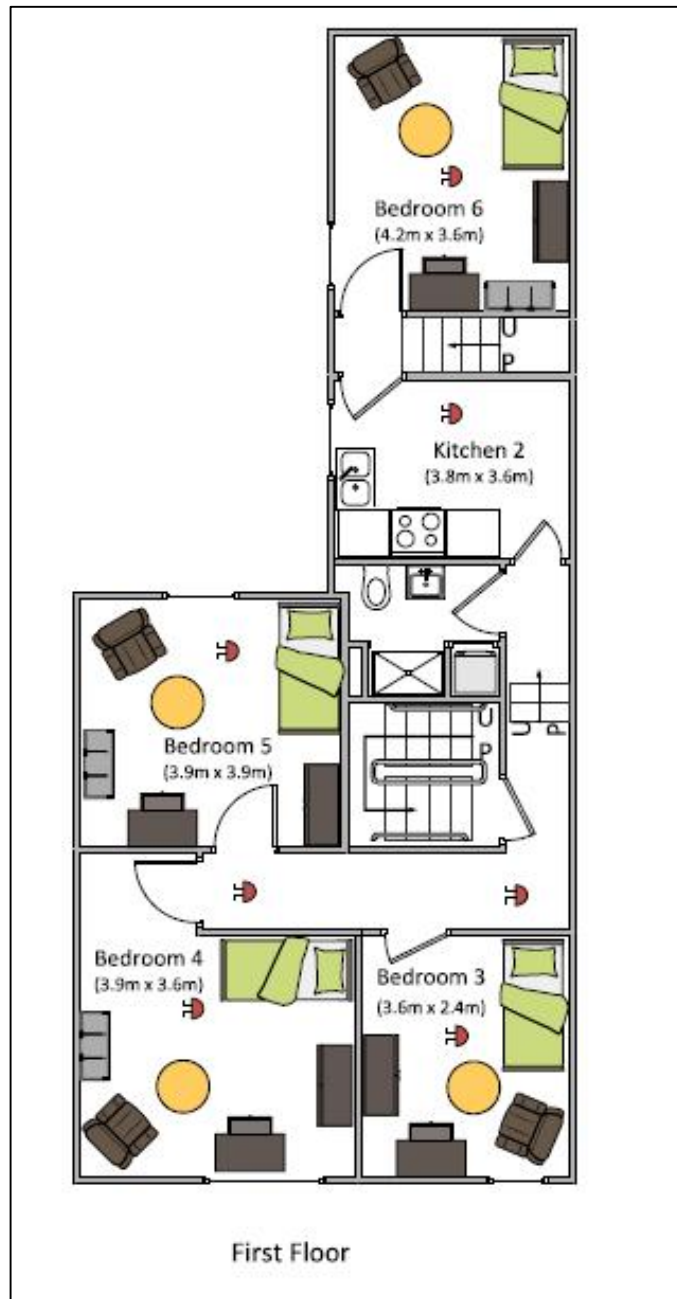
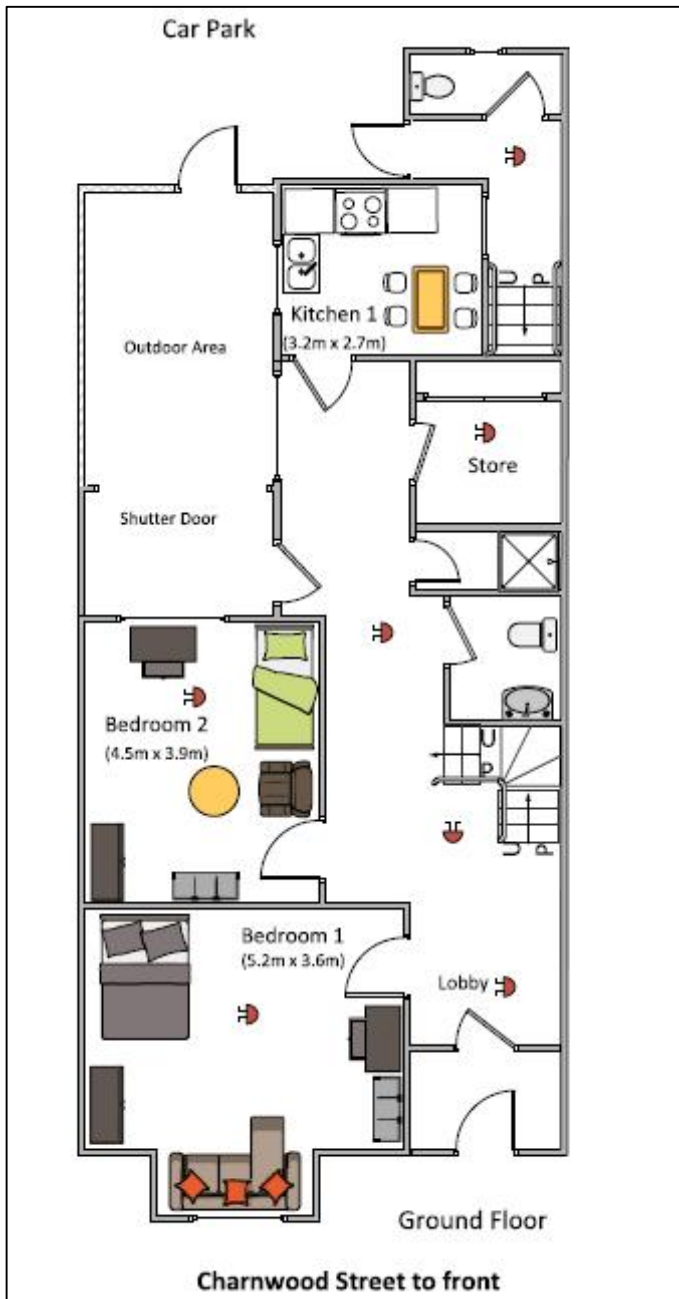
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Proposed Layouts



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## Tenure

The property is freehold and offered with vacant possession.

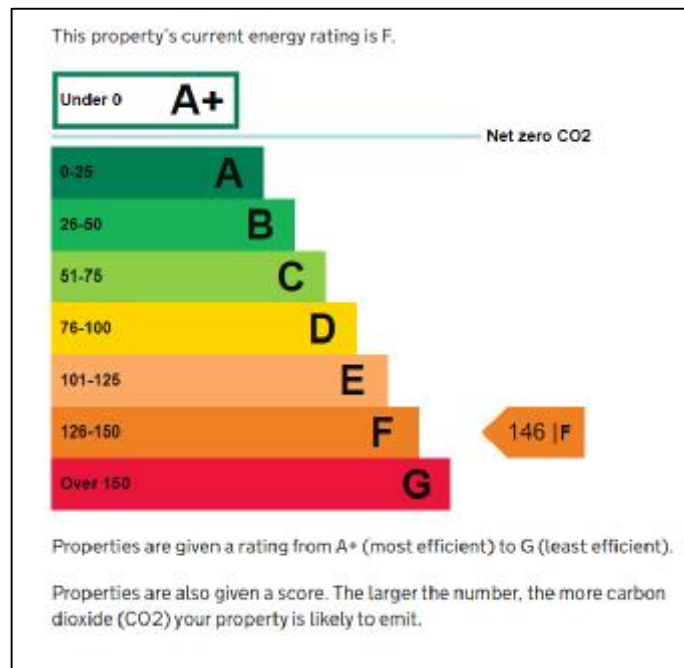
## Price

We are inviting offers in excess of £200,000 for the property's freehold interest.

## Services

It is understood that mains electricity, gas, water and drainage are connected to the property.

## Energy Performance Certificate



## Rates

We understand the premises has a Rateable Value of £8,500. Interested parties are advised to confirm this figure with the local authority, Derby City Council.

## Legal Costs

Each party is to be responsible for its own legal costs in connection with the transaction.

## Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser.

## VAT

VAT to be charged at the applicable rate (position to be confirmed).

## Further Information and Viewing

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:

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This brochure is intended to be a guide only so please read these important notes:

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