

**For Sale**

**Commercial Property Investment**  
**Let and income producing**

10 The Square, Mickleover, Derby, DE3 0DD



- Two storey character premises
- Let to well established local hairdresser
- Terms agreed for a new 6 year lease with break option at the end of years 2 and 3.

01332 295555

raybouldandsons.co.uk

## Location

Mickleover is the most westerly suburb of the of Derby and is located approximately 2 miles (3.2 km) from the city centre.

The Square is a neighbourhood shopping precinct accessed immediately off Uttoxeter Road (B5020), the main road through this popular suburb.

## The Property

The premises comprise a two-storey building believed to be of traditional rendered brick construction beneath a pitched and tile clad roof.

The property is occupied by a local ladies and gents hairdressing business.

## Accommodation

The accommodation has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

Ground floor                    320 sq ft (29.73 sq m)

First floor                        150 sq ft (13.94 sq m)

Measurements and floor areas quoted in these particulars are provided for guidance only and should be verified on site by any interested party.

## Town & Country Planning

We believe that the premises have a permitted use falling within Class E of the Town & Country Planning (Use Classes) Act 2020.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their proposed use.

## Services

We believe that all mains services are available and connected.

## Non-Domestic Rates

The online Rating List provides the following:

### 10 The Square:

Description: Shop and Premises

Rateable Value: £8,100 (wef 1<sup>st</sup> April 2023)

## Tenancies

The premises were originally let to the current tenant by way of a full repairing and insuring lease for a term of 6 years from 3<sup>rd</sup> January 2018.

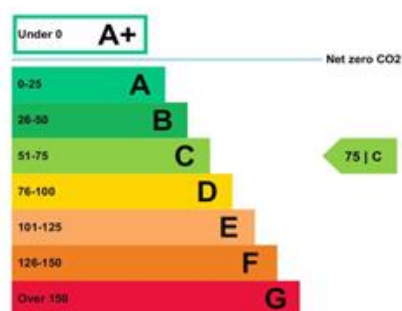
The tenant is now wishing to extend the lease for a new 6 year term with an option to break at the end of the second and third year of the term but otherwise on the same terms as those contained within the original lease.

The rent under the new lease will be £9,000 per annum exclusive.

## Energy Performance Certificate (EPC)

Having visited the online EPC Register, we note that the property has been assessed as follows:

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

A copy of the EPC for this property is available upon request.

## Price

£139,950 for the freehold interest– subject to the existing sitting tenant.

## VAT

VAT will be not be payable on the purchase price.

## Legal Costs

Each party will bear their own legal costs incurred in this transaction.

## Viewing

Do not approach the tenants directly.

All Viewings must be strictly by prior appointment through the sole selling agents, Raybould & Sons.

Contact: Martin Langsdale

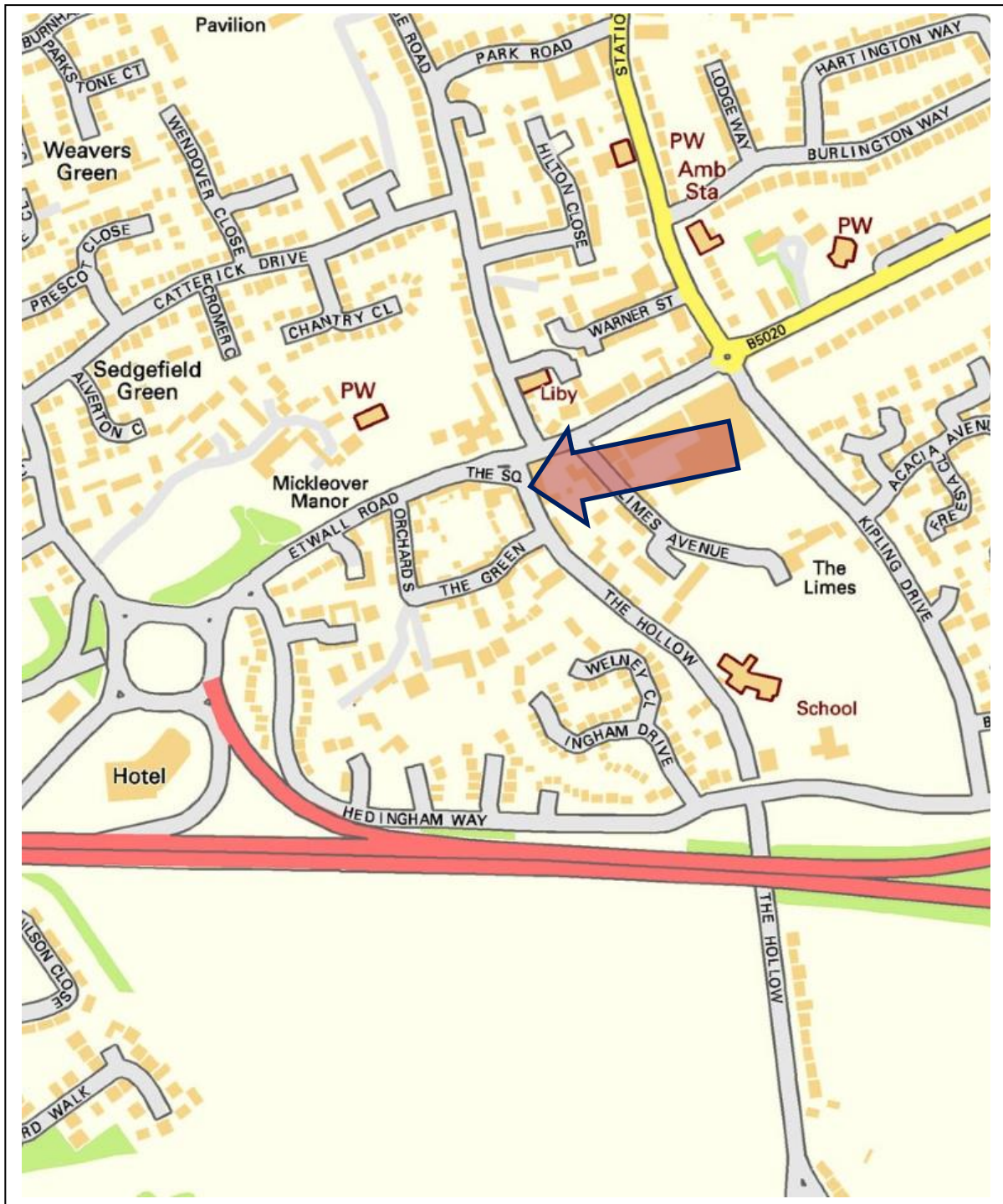
Tel: 01332 295555

Email: martin@raybouldandsons.co.uk



*Subject to contract and availability*





Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 3. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price

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