

FOR SALE

City Centre Class E Premises

1,640 sq ft over three floors

94 St Peter's Street, Peter's Street Quarter, Derby, DE1 1SR



- Sales/showroom and ancillary accommodation over three floors
- Nearby occupiers include Ladbrokes, Waterstones, PureGym, Kaspas Desserts, Save The Children, Evlo Loans and Audika Hearing Centre
- Suitable for a variety of uses – subject to any necessary planning permission

01332 295555

raybouldandsons.co.uk

Location

The property is centrally located opposite the Derbion Shopping centre, on St Peter’s Street.

St Peter’s Street lies within the St Peter’s Quarter Business Improvement District.



Description

The property comprises a mid-row part two storey/part three storey building believed to be of brick construction beneath a hipped and pitched roof.



The property has been used for many years in conjunction with a family-owned fabrics, knitting yarns, craft & haberdashery business together with the sale service/repair of sewing machines.

However, it would be eminently suitable for a range of alternative uses falling within Use Class E or other uses – subject to any planning or other statutory consents.

Internally, the accommodation is arranged to provide a deep retail saleshop/showroom area to the ground floor, together with rear office, storage and WC facilities.

The first floor provides additional ancillary accommodation together with kitchen and WC and is of the same overall proportions as the ground floor premises.

The second comprises a single room located to the front of the premises overlooking St Peter’s Street.

Outside

There is a right of way over the adjacent property which enables access to and from the rear of 94 St Peters Street.

Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

Ground Floor:	
Sales Area	652 sq ft (60.6 sq m)
Ancillary Storage	53 sq ft (4.9 sq m)
First Floor:	
Sales / Ancillary	642 sq ft (59.6 sq m)
Kitchen/Staffroom	50 sq ft (4.6 sq m)
Second Floor:	
Ancillary Storage	243 sq ft (22.6 sq m)
TOTAL:	1,640 sq ft (152.3 sq m)



Services

All mains services are available and connected.

The property benefits from gas fired central heating to the ground and first floors.

Please note that we have not tested any of the services and interested parties should carry out their own investigations to ensure that the capacity of the services is sufficient for their requirements.





Non-Domestic Rates

We understand that the property has been assessed for Non-Domestic Rates as follows:

Description: 'Shop and Premises'

Rateable Value: £11,000

Prospective purchasers should however make their own enquiries of Derby City Council, the Rating Authority, before proceeding.



Small Business Rates Relief

You can get small business rate relief if:

- your property's rateable value is less than £15,000 and
- your business only uses one property - you may still be able to get relief if you use more

You will not pay business rates on a property with a rateable value of £12,000 or less, if that's the only property your business uses.

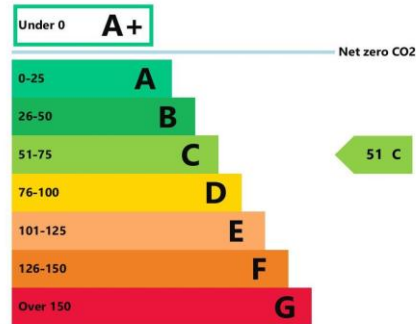
Interested parties should verify whether they are entitled to Small Business Rates Relief with the Local Charging Authority.

Please note that Small Business Rates Relief may not be applied automatically and you may have to lodge an application to the Local Charging Authority.

Energy Performance Certificate

Energy rating and score

This property's energy rating is C.



Planning & Use

We believe that the property has a permitted use falling with Class E of the Town & Country (Use Classes) Order.

Interested parties should make enquiries to confirm that this is the case and to verify whether planning permission is required for their proposed use of the property.

Price

£199,950 for the freehold property with full vacant possession upon completion.

Value Added Tax

VAT is not payable on the purchase price.

Viewing

Strictly by prior appointment with the sole letting agents, Raybould & Sons.

Contact: Martin Langsdale

Telephone: 01332 295 555

Mobile: 07855 550 538

Email: martin@raybouldandsons.co.uk



Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property who's 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. 4. 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 and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.

Tel: 01332 295555 raybouldandsons.co.uk