

For Sale
Modern Unit
4,485 sq ft (417 sq m)

Shaftesbury Street South, Sir Francis Ley Industrial Estate, Derby, DE24 8YH



- Fitted out for car repair including rolling road and vehicle lift
- Modern unit constructed 2006
- Two automated roller shutter loading doors
- Excellent road communications via A38, A50 and A52

01332 295555 **raybouldandsons.co.uk**

Location

The Sir Francis Ley Industrial Estate is located approximately 1.5 miles south east of Derby's city centre with the principal access being from Osmaston Road (A514) and a secondary access from Coronation Street to Castings Road at the far end of the estate.

The Premises

Built in 2006, the subject premises comprise an extremely well presented and well-maintained steel framed industrial unit with a secure gated compound.

External walls are of cavity construction comprising two-tone facing brickwork and a concrete block inner skin to approximately half-height surmounted by PVC coated steel profile cladding. The party wall is of concrete block construction.

The pitched roof, which is also over-clad with PVC coated steel profile sheets, incorporates intermittent translucent roof light panels providing a good level of natural light.

Internally, the accommodation has been arranged to provide a ground floor entrance lobby, reception office, WC and open plan workshop space with 5.5m eaves height.

The current owner has installed a substantial mezzanine platform (including a private office and open plan storage facility) thereby increasing the useable floor area.

There are two, sectional automated up and over loading doors with access to and from the forecourt service yard.

The front personnel door and external windows are of powder coated aluminium with double glazed units.

Outside, there is secure forecourt parking for 3 cars together with a loading/servicing area all bounded by palisade fencing and accessed via a pair of vehicular access gates.

The premises are fitted out for motor trade use and fixtures and fittings include a rolling road and lift four post.

All equipment, fixtures and fittings, other than personal hand tools, will remain in situ and are to be included within the sale price.

Accommodation

The accommodation has been measured on a Gross Internal Floor Area (GIA) basis in accordance with the RICS Code of Measuring Practice 6th Edition.

Ground floor

Workshop 2,820 sq ft (217 sq m)
(Including entrance lobby, kitchen and WC)

Mezzanine Floor 1,665 sq ft (155 sq m)
(Including office and open plan storage area)

TOTAL: **4,385 SQ FT (417 SQ M)**

Services

We believe all mains services are available and connected.

There is a 3 phase power supply.

Interested parties should satisfy themselves that the capacity of the services is sufficient for their proposed use of the property.

Non-Domestic Rates

The entry in the online Rating List, shows that the premises have been assessed for Non Domestic Rates as follows:

Rateable Value: £13,250.

Small Business Rate 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

Interested parties should make their own enquiries of Derby City Council Non-Domestic Rates Department, (**business.rates@derby.gcsx.gov.uk**), in order to confirm that this reflects the current position and to determine the actual rates liability.

Town & Country Planning

Planning permission was granted, in May 2006, under application number: DER/05/06/00856/PRI, for 'Erection of Industrial Unit and erection of 2.4m high boundary fence.'

Energy Performance Certificate

Space for EPC

Terms

The property is offered for sale freehold with full vacant possession upon completion and to include all fixtures and fittings, with the exception of personal hand tools.

Price

£600,000 to include the freehold interest and fixtures & fittings.

Value Added Tax

Value added tax is payable on the purchase price.

Identity checks

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

More Information and Viewing Arrangements

For more information and/or to arrange an inspection of the premises, please contact the sole letting agents, Raybould & Sons.

Contact: Martin Langsdale

Email: martin@raybouldandsons.co.uk

Tel: 01332 295555

Subject to contract and availability



Misrepresentation Act 1991

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