

- ❖ High visibility building on a busy arterial, suitable for a wide range of uses
- ❖ Total area extends to around 3,305 sq ft (307.1 sq m)
- ❖ Available to buy or to rent

116 NOTTINGHAM ROAD, SPONDON, DE21 7NP



The premises consists of a very prominently positioned 3 storey building fronting Nottingham Road in Spondon, with a two storey modern extension to the rear. Internally, the accommodation fronting Nottingham Road is to undergo a complete refurbishment, whilst the rear extension has been well maintained and is in a good condition. The premises have their own front door and have been recently refurbished throughout – there are some areas that haven't been finished yet and can be completed to the ingoing tenant's specification, subject to agreeing suitable lease terms. The on site car park provides from around 15 cars.

Nottingham Road is a very accessible road in Derby, being just off the A52 approximately 3 miles from Derby city centre and 12 miles from Nottingham. The surrounding area comprises of both residential and commercial premises, including a number of new build homes which have seen good take up rates. The main commercial destination nearby is Anglers Business Centre 100m away, but Raynesway and Pride Park are in close proximity.

It is anticipated that the building would be suitable for a number of uses, both commercial and domestic, subject to planning. The building benefits from a mix of cellular and open plan areas, which could be easily reconfigured to suit. It also sits on a good sized plot with parking for around 15 cars, as well as a small garden area at the back.

Accommodation

Ground Floor:	1,760 sq ft (163.5 sq m)
First Floor:	1,366 sq ft (126.9 sq m)
Second Floor:	180 sq ft (16.7 sq m)
Total Area:	3,305 sq ft (307.1 sq m)

Description

The premises are currently undergoing a schedule of refurbishments and redecoration – the final finish and specification is to be determined however our clients will look at working with any prospective tenants to provide suitable accommodation for their needs.

Lease Terms and Outgoings

The property is available by way of a new lease, to be held on full repairing and insuring terms, with a guide rent of £25,000 per annum.

We are also inviting offers for the freehold interest, price upon application.

Business Rates and Outgoings

The premises have a rateable value of £18,500 (for further details, you can call Derby City Council on 01332 255727).

Contact Details

If you wish to view this accommodation or discuss the property's suitability then please contact:

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