

- ❖ **Comprises two 3-storey buildings linked by off-road car park on Charnwood Street in Derby**
- ❖ **Net internal area 4,822 sq ft (448 sq m) across the two buildings**
- ❖ **Within close walking distance of Westfield Derby and the DRI development site (now Nightingale Quarter)**

9-11 CHARNWOOD STREET, DERBY DE1 2GT

**PLANNING
IN PLACE TO
CONVERT TO
9 FLATS**



The premises consists of two 3-storey buildings currently configured for office and training use, linked by a small car park. The site is located on Charnwood Street, an area of Derby which consists of a mix of offices and residential, very close to Derby City Centre. Internally the buildings are configured as a mix of cellular and open-plan office space which is currently in the process of being refurbished and renovated.

Charnwood Street is a very accessible area of Derby – it is within close walking distance of Westfield Derby as well as the Nightingale Quarter, which is the site of the former Derbyshire Royal Infirmary, due for redevelopment in 2012. The area will also be further improved by the extension of the inner ring road, currently taking place at the top of Normanton Road, close to Charnwood Street, which is due to open in early 2011.

This is a very rare opportunity to acquire a freehold of this property in this area of Derby. The premises could be suitable for other uses subject to planning.

Accommodation

9 Charnwood Street

Net Internal Area 1,926 sq ft (179 sq m)

10-11 Charnwood Street

Net Internal Area 2,896 sq ft (269 sq m)

Total NIA 4,822 sq ft (448 sq m)

Description

The premises consists of the following:

- ❖ Gas central heating
- ❖ Burglar alarm
- ❖ Fire alarm
- ❖ Full water/electricity supply
- ❖ Phone and internet lines (occupiers are advised to check that these are suitable for their requirements)
- ❖ Self-contained off-road car park
- ❖ Carpets throughout

Sale Price

The property is to be sold by private treaty and offers are sought in the region of £375,000 for the total site.

Contact Details

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

Ben Wisner

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Rates and Outgoings

9 Charnwood Street has a 2010 rateable value of £10,500.

10-11 Charnwood Street has a 2010 rateable value of £15,750.

Potential occupiers are advised to make enquiries with Derby City Council as to what their current rates payable will be, as they may be entitled to Small Business Rate Relief (03332 006900).



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