



91 Sitwell Street, Spondon, Derby, Derbyshire DE21 7FH

High Street Retail

- ▶ **Former hardware store**
- ▶ **812 sq. ft. (75.5 sq. m)**
- ▶ **Suitable for a variety of uses**
- ▶ **Development or conversion potential STP**

For enquiries and viewings please contact:



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Location

Spondon is a popular suburb located just 4 miles east of Derby.

The property is located within the neighbourhood centre on Sitwell Street providing easy access to an excellent range of amenities including eateries, high street shops and professional services. The ASDA Superstore is just 1.3 miles to the east.

The site is superbly positioned for commuter and public transport links; nearby bus stop provides regular services into surrounding towns. Spondon Train station is just 1.5 miles southeast and J25 of the M1 Motorway is only 6 miles to the west.

Description

The premises comprise a detached building of a presumed solid brick construction with elevations incorporating single glazed timber framed windows and joinery. Elevations are beneath a pitched, tile clad roof. It is presumed the premises was originally constructed as a private dwelling but subsequently converted to retail.

Internally, the accommodation and provides a well-appointed retail area, off which is a single WC and kitchen. To the first floor there is a further trading area and some storage. The property generally requires a program of refurbishment and modernisation.

The property is situated in a regular shaped site of approximately 0.06 acres (0.02 ha) and benefits from a high street frontage and extensive rear yard. Part of this has been converted to temporary dry storage (not measured).

Accommodation

	Sq M	Sq Ft
Ground Floor	35.5	382
First Floor	39.9	430
Total	75.4	812

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services with the exception of gas are connected to the property.

Planning

Having reviewed the City of Derby Local Plan - Core Strategy 2017 it is noted the site is situated within the Neighborhood Centre for Spondon. Within District and Neighbourhood Centres, the Council will generally support proposals that meet local shopping and service needs while supporting the vitality and viability of the centre. Confirmation and further enquires should be directed to the Local Planning Authority.

Tenure

The property is available to buy with vacant possession.

Business Rates

The property is currently listed as Shop and Premises and has a rateable value of £5,000. Source: VOA

Price

The property is available to purchase for offers in the region of £145,000 exclusive.

VAT

All figures quoted are exclusive of VAT. We are advised the property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: D (100)

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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