

## For Sale

# Ground Floor Shop/Salon & Self Contained Flat Shop/Salon Area 549 sq ft (51 sq m)

29 Chapel Street, Spondon, Derby, DE21 7JP



- Located in an established neighbourhood shopping centre
- Public shopper's car parking in adjacent parade
- Attractive and characterful ground floor sales/salon premises
- Well presented, one double bedroom, first floor flat – recently vacated
- Of interest to investors or owner occupiers

01332 295555    [raybouldandsons.co.uk](http://raybouldandsons.co.uk)

## Location

The premises are located in the popular residential suburb of Spondon, some 3.5 miles east of Derby's City Centre.

The property occupies a prominent position, flush fronted to the pavement and immediately adjacent Chapel Side, a purpose built parade of 'shop' units set back from Chapel Street by virtue of a free shopper's car park.

## The Premises

The property comprises a detached two storey building believed to be of single skin brickwork, having been insulated and rendered externally, beneath a hipped and pitched tiled roof.

The current owners acquired the property in 1997 and have carried out significant works of renovation and refurbishment to provide an attractive and characterful split level hairdressing salon with ancillary WC and kitchen/staffroom/laundry to the rear.

An external steel staircase provides access to a well presented self-contained one double bedroom flat at first floor level having the benefit of gas fired central heating and UPVC double glazing and which was previously let at £550 per calendar month.

The tenant has recently vacated the flat.

## Accommodation

The premises have been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

### Ground Floor

Sales Area	420 sq ft (39 sq m)
Staffroom/Laundry WC	129 sq ft (12 sq m)

### First Floor

Lounge	12'1" x 10'8" (3.68 x 3.24m)
Kitchen	8'11" x 7'7" (2.72 x 2.31m)
Bathroom	
Bedroom	12'1" x 10'3" (3.67 x 3.12m)

Measurements and floor areas are provided for guidance only and should not be relied upon by interested parties.

## Services

We believe that all mains services are available and connected.

## Non-Domestic Rates

We have established from the Valuation Office website that the premises are assessed for Non-Domestic Rates as follows:

### Shop and Premises

Rateable value: £13,000

You may qualify for Non-Domestic Rates Relief.

All rating information should be verified with the Rating Department at Derby City Council who can be reached on 01332 293111.

## Town & Country Planning

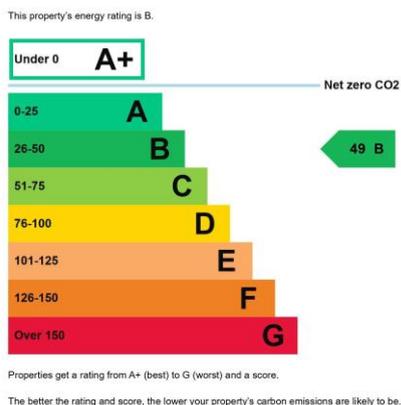
We believe that the premises have the benefit of a permitted use falling within Class E of the Town & Country (Use Classes) Order 2020.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position.

## Energy Performance Certificate (EPC)

The premises have been assessed as follows:

### Energy rating and score



## Terms

The property is offered for sale freehold with full vacant possession upon completion.

## Price

£169,950 for the freehold property with vacant possession.

## Value Added Tax

All figures are quoted net of VAT.

## More Information and Viewing Arrangements

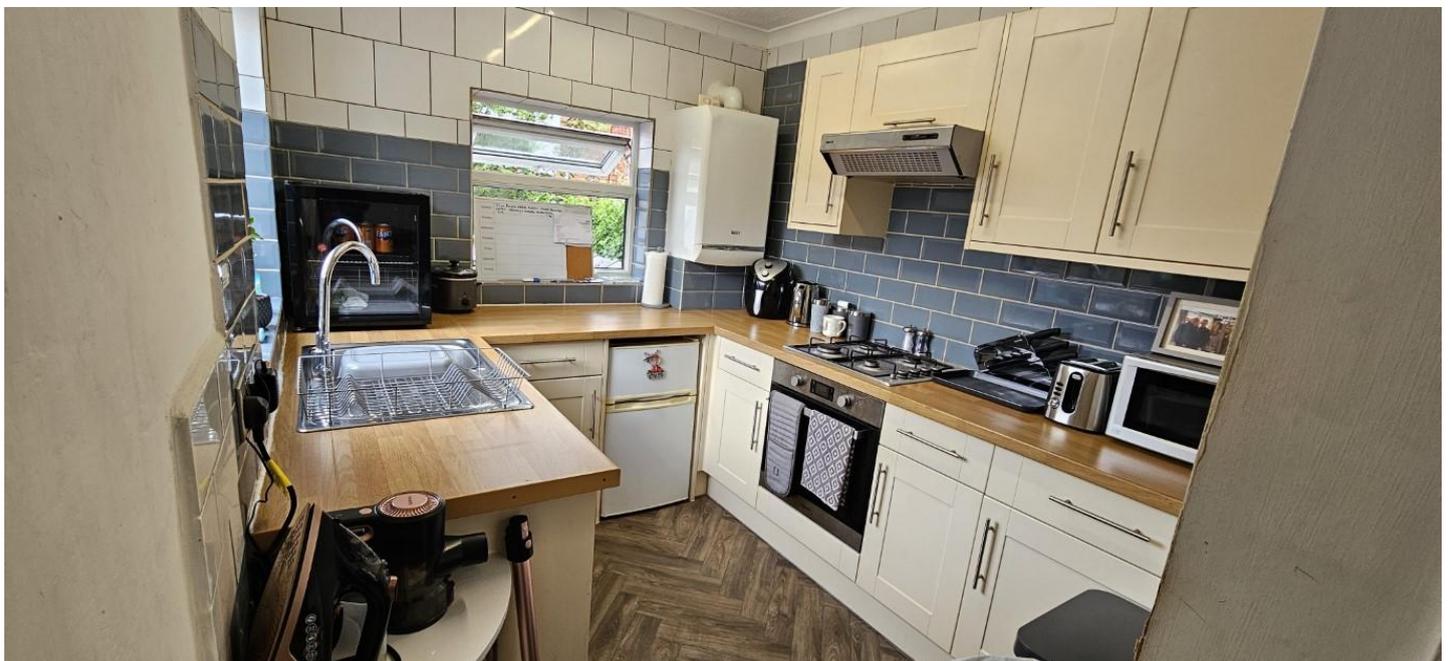
For more information and/or to arrange an inspection of the premises, please contact the sole letting agents, Raybould & Sons.

Contact: Martin Langsdale

Email: [martin@raybouldandsons.co.uk](mailto:martin@raybouldandsons.co.uk)

Tel: 01332 295555







Misrepresentation Act 1991

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