



The Old Library, 64 Risley Lane, Breaston, Derbyshire, DE72 3AU

Former Library, currently used as Offices, would ideally suit Retail or Studio,
or any other use falling within Use Class E.

Located within the popular Village of Breaston.

612 sq. ft. / 56.9 sqm or thereabouts.

Available To Let on a new Lease.

Rent £6,250 pax

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LOCATION

The property is situated off Risley Lane, within Breaston, Derbyshire. Breaston is a popular village, lying midway between the cities of Derby to the west, and Nottingham to the east.

DESCRIPTION

The property was formerly a Village Library, which was subsequently converted to provide office accommodation. The accommodation is predominantly open-plan with carpet-tiled floors, double timber personnel entrance doors, LED strip lighting, and central ceiling fan. The former tenants have installed a small mezzanine floor, which can be removed if required. The building also benefits from a small kitchen, and WC facilities.

FLOOR AREAS

The property has a net internal area (NIA) of 612 sq. ft. / 56.9 sqm. or thereabouts.

PLANNING

The property has existing use rights as offices, falling within Use Class E as defined by the Town and Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020. The building is located within a Conservation Area.

BUSINESS RATES

Description	Rateable Value
Offices & Premises	£4,800

Subject to satisfying certain criteria, the property may benefit from Small Business Rates Relief.

SERVICES

It is understood that mains electricity, water, and drainage are connected to the property. No tests have been undertaken, and no warranties are given or implied.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

LEASE TERMS

The property is available by way of a brand new full repairing and insuring (FR&I) lease, for a minimum term of three-years, at an initial rent of £6,250 (six thousand, two hundred and fifty pounds) per annum exclusive (pax).

VALUE ADDED TAX (VAT)

We understand that VAT is not payable on the rent.

VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT

