

121 & 121a Nottingham Road | Derby | DE1 3QR

## Multi-use income producing commercial investment in Derby City Centre with residential conversion opportunity

Income –  
£19,500 per annum

- Prominent position on Nottingham Road just off the A52 and 0.5 miles from Derby City Centre
- Ground floor unit let to Chill @ Chives producing £13,500 per annum on a term expiring September 2029
- First floor let to Major Oak Construction Ltd at a rent of £6,000 per annum by way of licence
- The property has development potential and would suit residential conversion
- Price - £250,000 reflecting gross initial yield of 7.8%



**FOR SALE**



Location



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## Location

The property is located on Nottingham Road, just off the A52. The city centre is a 0.5 mile walk away, with the bus station 10 minutes walk and the mainline railway station 15 minutes walk.

The surrounding area provides a mix of residential, office and industrial. Nearby occupiers include The Tavern Pub, Browns Builders Merchants and various other independent businesses.

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time. The city is home to Derby University, Rolls Royce and Toyota.

## The Property

The property is a two-storey terraced building of brick construction with shared entranceway. 121 Nottingham Road is fitted out as a café with open dining to the front, a kitchen, stores room and basement storage. 121a Nottingham Road consists of first floor open plan office accommodation with a kitchen, w/c facilities and substantial loft with ladder access.

The property benefits from a prominent frontage onto Nottingham Road.

There is additional outdoor terracing to the rear of the property currently used as outdoor dining by the café.





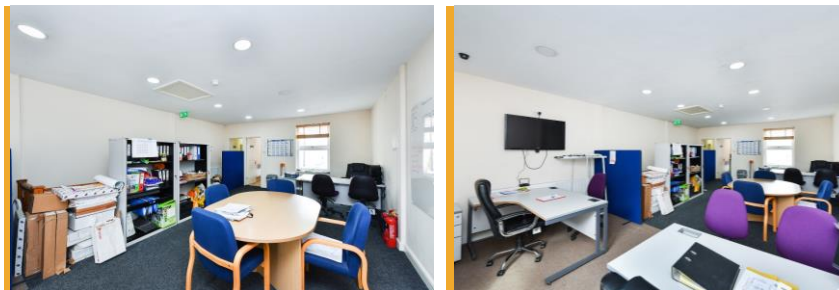
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## Accommodation

The property comprises the following net internal areas:-

	m <sup>2</sup>	ft <sup>2</sup>
Ground floor café	50	538
First floor office	49	527
<b>Total</b>	<b>99</b>	<b>1,065</b>

*(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract.)*

## Rental Value

The property is freehold subject to existing occupational tenancies. A full copy of the leases are available upon request.

121 Nottingham Road is let to an individual person t/a Chill @ Chives who have been in occupation since 2011. The current lease is a fixed term fully repairing and insuring lease for a period of 6 years expiring 31<sup>st</sup> September 2029. The current rent is £13,500 per annum.

121a Nottingham Road is let on a one year licence agreement expiring September 2025 at a rent of £6,000 per annum.

The total passing rent is therefore **£19,500 per annum.**





Location



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## Identity Checks

In order to comply with anti-money laundering legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed and requested from the successful purchaser at the appropriate time.

## EPCs

The ground floor café has an Energy Performance Certificate of 39B. The first floor office has an Energy Performance Rating of 51C.

## Legal Costs

Each party are to bear their own legal costs incurred.

## VAT

The property is not elected for VAT.

## Viewings

Viewings is by prior arrangements with the sole selling agents.



Location

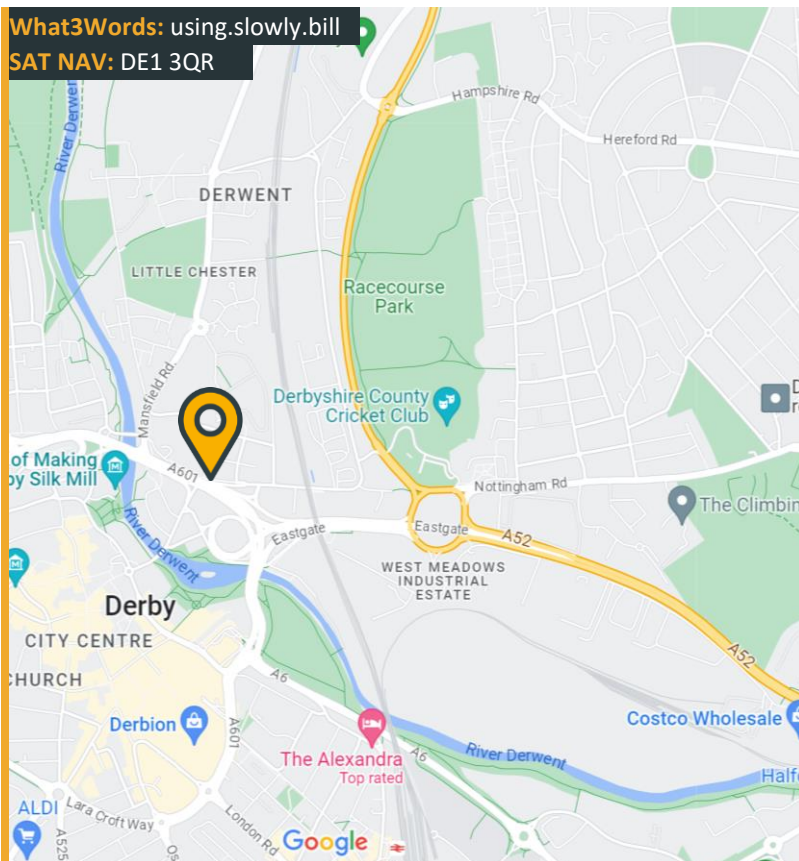


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**What3Words:** using.slowly.bill  
**SAT NAV:** DE1 3QR



## Price

Offers are invited in the region of:-

**£250,000**

**(Two Hundred and Fifty Thousand Pounds)**

to show a gross initial yield of 7.8%.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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07/08/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.