

FOR SALE

36/36a STENSON ROAD
DERBY
DE23 1JB

- Prime High Street Retail Position
- Planning Secured for extension to rear and conversion of out building
- Consent for 2 retail/office units and 4 x one-bed flats
- Yard area to rear



36-36a Stenson Road, Derby DE23 1JB

Location

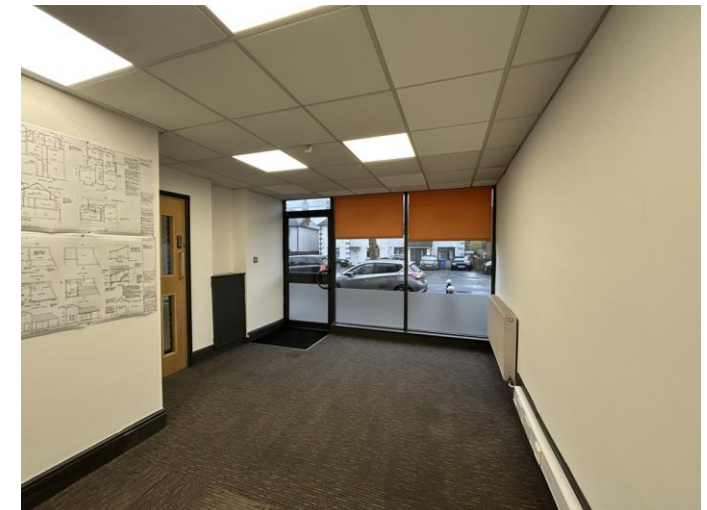
The property is located in a strong position on Stenson Road within the busy Cavendish shopping district that serves a large residential catchment. Nearby occupiers include B&M Store, William Hill and Specsavers as well as a variety of independent retailers and food outlets.

Description

The property comprises a mixed use semi-detached building constructed of traditional brick under a pitched tiled roof.

Internally the property comprises two cellular office suites on the ground floor, along with staff room and w.c. to the rear. The accommodation is fitted to a good standard and comprises a mixture of carpet and vinyl wood effect flooring, painted plastered walls, suspended ceiling incorporating LED light panes and a double fronted double glazed aluminium framed power coated shop frontage with pedestrian access door.

A three-bedroom residential apartment with self-contained access to the upper floors and a garage and storage unit is located in the rear yard, which has separate gated access to the side of the building. The apartment has staircase approach from Stenson Road and comprises landing, kitchen, living room, shower room and WC, along with two bedrooms with. The second floor consists an additional bedroom and bathroom.



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Planning

Planning was granted on the 26th June 2025 under Application 24/00909/FUL for the redevelopment of the property for a two storey extension to the rear to increase the ground and first floor areas and to convert the out-buildings.

Plans would provide for the following:-

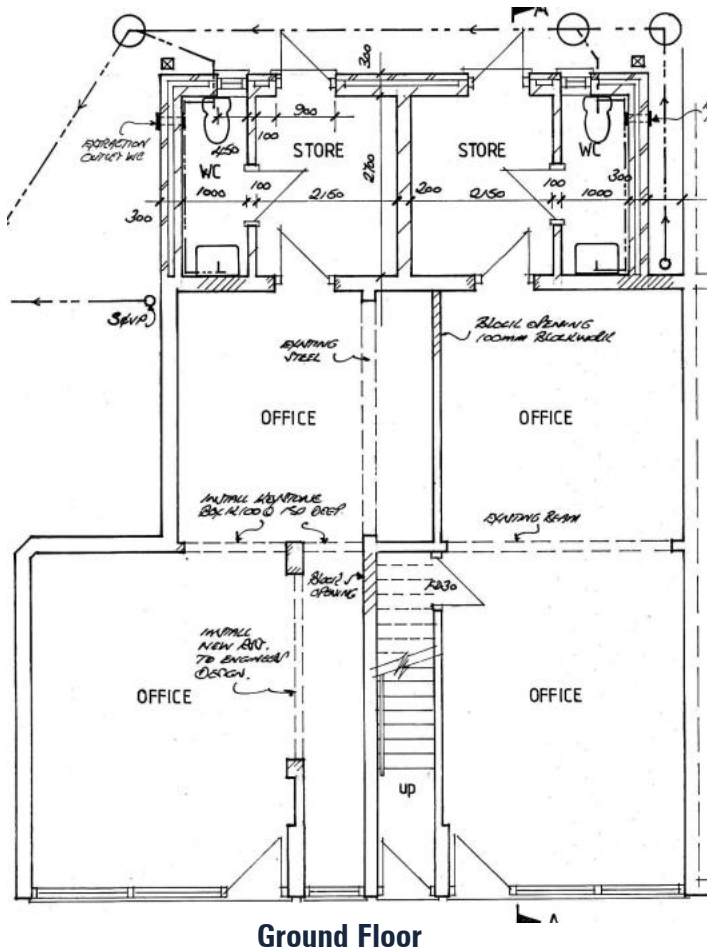
- Ground Floor – extension to provide additional office and storage space
- First and Second Floor – extension and conversion to allow three separate one-bedroom apartments
- Out Buildings – conversion to provide a self-contained one-bed apartment

These works would increase the floor areas from 2,169 sq ft to 3,019 sq ft:-

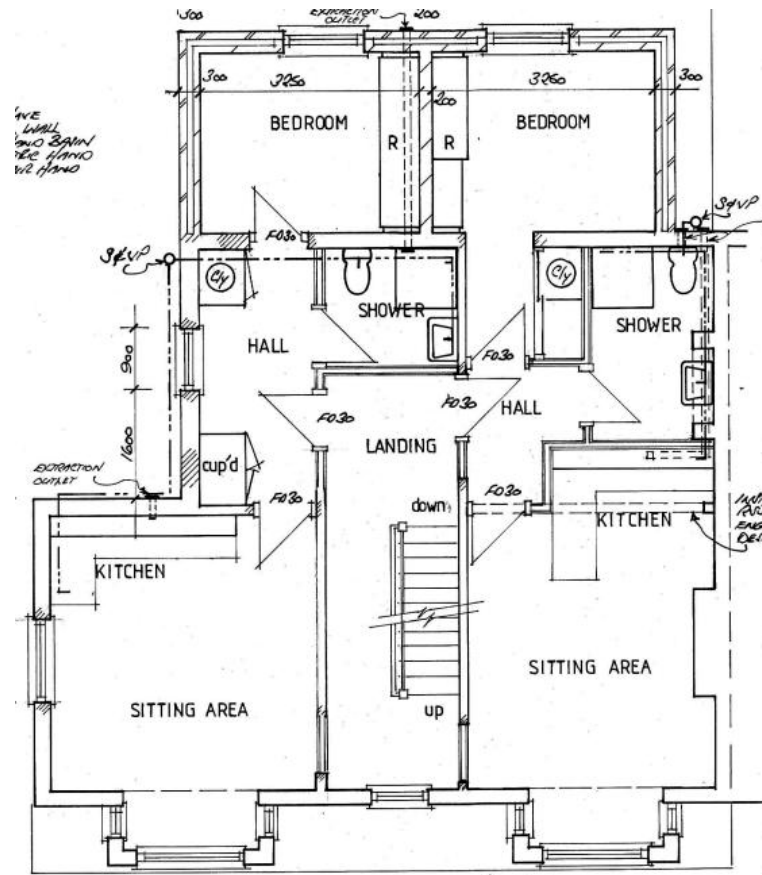
As Existing			As Proposed		
	Sq Ft	Sq M		Sq Ft	Sq M
Ground	898	80.8	Ground	1,065	99.02
First	776	72.14	First	972	90.3
Second	200	18.6	Second	473	44.0
Out Buildings	324	30.07	Out Buildings	509	47.37
Total	2,169	201.61	Total	3,019	280.69



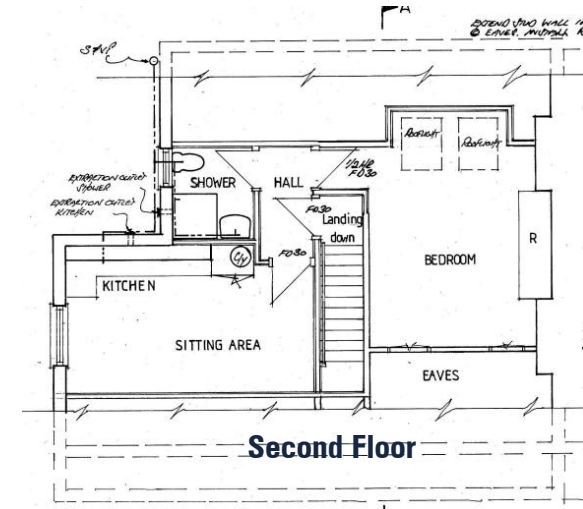
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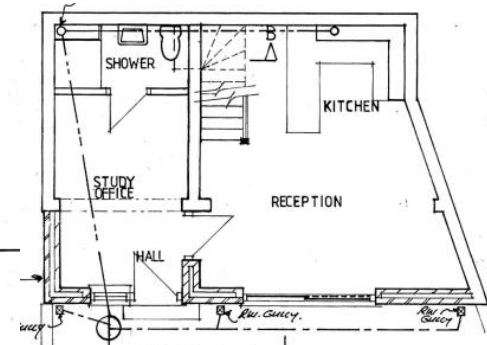
Ground Floor



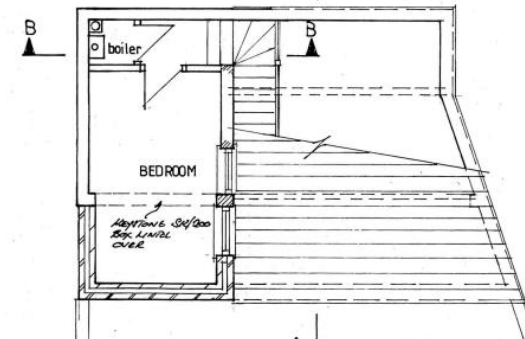
First Floor



Second Floor



Out Building Ground Floor



Out Building First Floor

Full plans available on request

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Tenure

The properties are available freehold with Vacant possession.

Price

Freehold offers invited in the region of £395,000

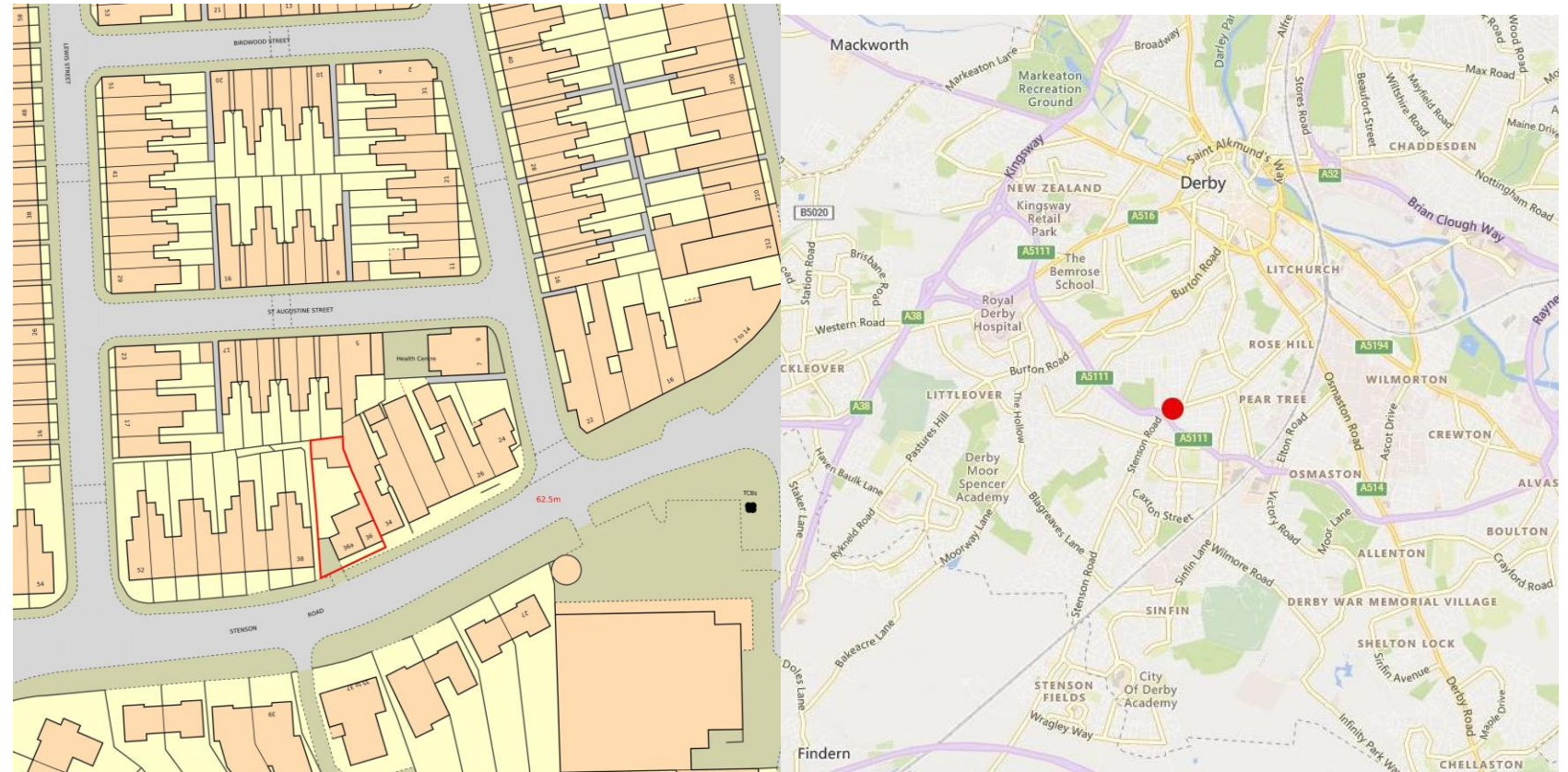
VAT

We understand the property is not registered for VAT

Further Information and Viewings

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ANTI MONEY LAUNDERING

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