

SHOP, FOR SALE

27 NOTTINGHAM ROAD

Borrowash, Derby, DE72 3JU



KEY FEATURES

- Price: £68,000 Guide price
- 327 Sq Ft (30.38 Sq M)
- Modern unit main road position
- Available joint with BTG Eddisions
- Located in the heart of Borrowash
- Excellent access to A52 and M1(J25)
- Fitted out as barbers
- Suitable for retail or office uses

OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

OMEETO

FOR SALE - SHOP

LOCATION

The property is situated off Nottingham Road within the centre of Borrowash. The shops for sale are adjoining Victoria Avenue, where nearby occupiers include; a Co-Op, BJ Wilson Chemists, and Birds the Bakers.

DESCRIPTION

High Street self contained retail unit. Fitted out as barbers. Main road position. Suitable for a range of retail high street or professional uses. Auction closing date is 30th July 2026. Interested parties must register with BTG Eddison's ahead of the Auction.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice

FLOOR	Sq Ft	Sq M
TOTAL	327	30.38

PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be subject to a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed under a single assessment with no 25 as an hairdresser and premises on VOA.gov.uk. The current Ratable Value is £7,800. Please check the valuation office website for any rates incentives. Subject to status the occupier may qualify for 100% rates relief. If transacted as two separated sales the properties shall need to be separately assessed.

SERVICE CHARGE

Is payable to the head landlord for the running, maintenance and up keep of the building structure and roof.

The current service charge budget is £31 per month.

TENURE

Retail unit is held by way of a 999 year lease from November 2008. The ground rent is £1 per annum. The lease permit use as retail, office or financial and professional services. The property is offered for sale with Joint Auctioneers BTG Eddisons.

All sales are subject to BTG Eddisons Auctions Buyers Terms. For further details and the information pack please see:
https://www.btgeddisonspropertyauctions.com/properties/202605060953sq_wypn-280526/for-auction-derby

The following deposits and non-refundable auctioneers fees apply:

- 10% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 1.2% of the purchase price (subject to a minimum of £1,500 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

PRICE

The premises is available to buy for £68,000 Guide price.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

C (54)

OMEETO DERBYSHIRE

01332 840 328

derbyshire@omeeto.co.uk

omeeto.co.uk

The OMEETO logo is a dark red rounded square with the word "OMEETO" in white, uppercase, sans-serif font.

FOR SALE - SHOP

ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

07-Aug-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

Chris Wright

01332 840328

07471072799

chrisw@omeeto.co.uk

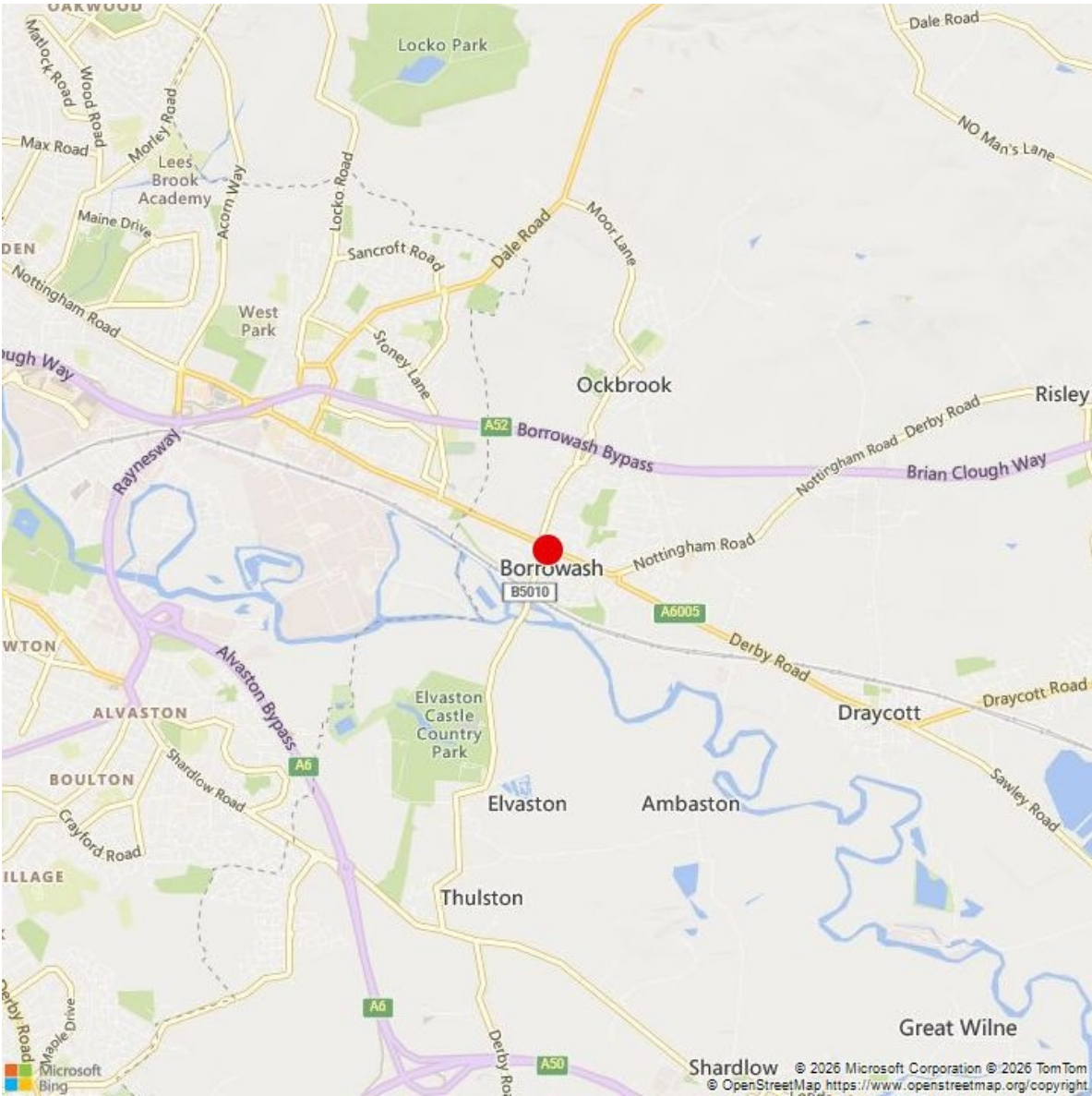
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo, consisting of the word 'OMEETO' in white capital letters on a dark purple rounded rectangular background.

OMEETO



OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

