



6 Vernon Street, Derby, DE1 1FR

A very attractive period office building with rear car parking, ideally suited for continued use as existing, or alternatively conversion to residential, subject to obtaining the necessary planning consents.

Planned over three floors, providing a NIA of 3,957 sq. ft./367.6 sqm., together with useful basement storage of 205 sq. ft./19 sqm., and rear secure car parking for approx. 12 motor vehicles.

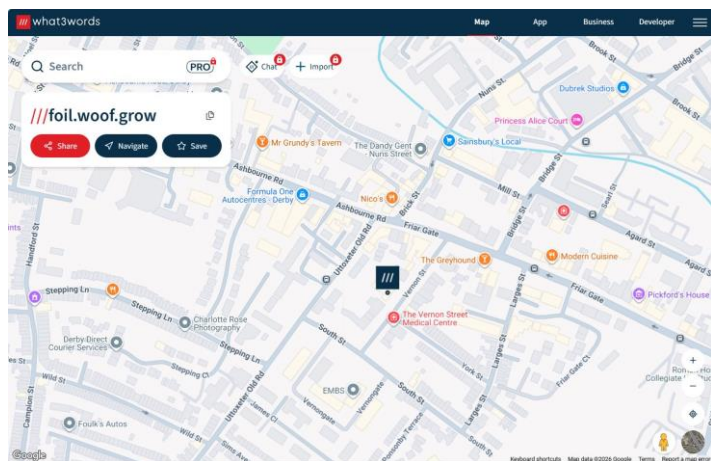
Available To Let at £40,000 pax

**or the vendors would consider a sale of the freehold interest at
a guide price of 'offers in excess of' £495,000**

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LOCATION

The property is situated in a prominent position, off Vernon Street, close to the junction with Friar Gate, and lies approx. 0.25-miles west of Derby city centre. 6 Vernon Street is situated within a Conservation Area, and is a popular commercial and residential location. Ease of access is afforded to Uttoxeter Old Road and the A52, which in turn provides connections to Derbys' inner and outer ring road systems.



DESCRIPTION

The building would originally have been a Gentlemen's Residence, built in or around 1840 in a Georgian style, and is of brick construction with stucco-finish to the front and side elevations, under a hipped slate tileclad roof. The property was subsequently converted to offices, and benefits from a rear two-storey extension.

The offices to the front retain many original features and provide predominantly cellular office space planned over three floors, with reception and boardroom to the front of the property. The office space to the rear is predominantly open-plan, with some areas created by stud partitioning. The offices benefit from category-2 lighting, carpet-tiled floors, and 3-compartment skirting trunking with IT and telecommunications points at regular centres.

The property has previously been used by a reputable firm of accountants, and more recently as a solicitors office, ideally suited for continued use as offices. Alternatively, the property does offer the opportunity for conversion to residential.



ACCOMMODATION/FLOOR AREAS

Area	sq. ft.	sqm.
Ground Floor		
Offices, inc. reception and boardroom	1,708	158.6
First Floor		
Offices	1,600	148.6
Second Floor		
Offices & Storage	649	60.2
TOTAL NIA	3,957	367.6

SERVICES

The property is believed to have mains gas, electricity, water, and drainage connected. No tests have been undertaken, and no warranties are given or implied.

PLANNING

The property falls within Use Class E(c) as defined by the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020. The property is Grade II Listed, and falls within a Conservation Area.

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BUSINESS RATES

From online enquiries of the VOA website, we note the property is listed as 'offices and premises' with a rateable value of £28,750.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

LEASE TERMS/GUIDE PRICE

The premises are available with vacant possession. The lease terms are to be a new full repairing and insuring (FR&I) lease for a terms to be negotiated, at a rent of £40,000 (forty thousand pounds) per annum exclusive (pax).

Alternatively, consideration may be given to dispose of the freehold interest, with offers invited in excess of £495,000 (four hundred and ninety-five thousand pounds).

VALUE ADDED TAX (VAT)

We understand that the property IS elected for VAT, and therefore VAT will be payable on the rent/purchase price.

VIEWINGS

Strictly by prior appointment with the joint sole agents: -

Gadsby Nichols

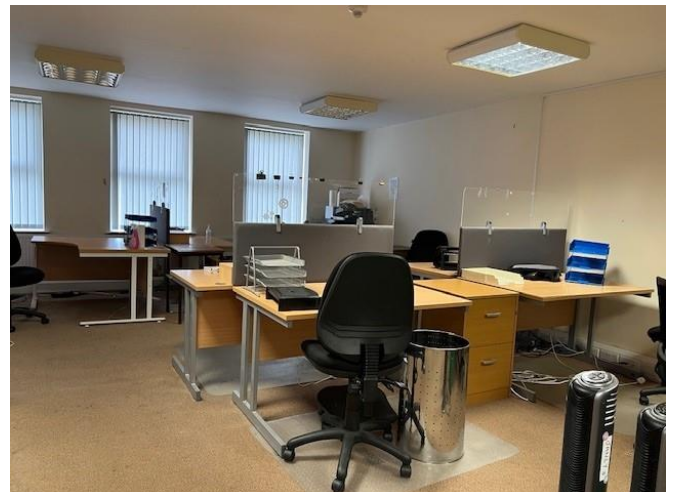
Tel: 01332 290390

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.

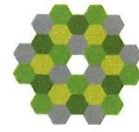
SUBJECT TO CONTRACT



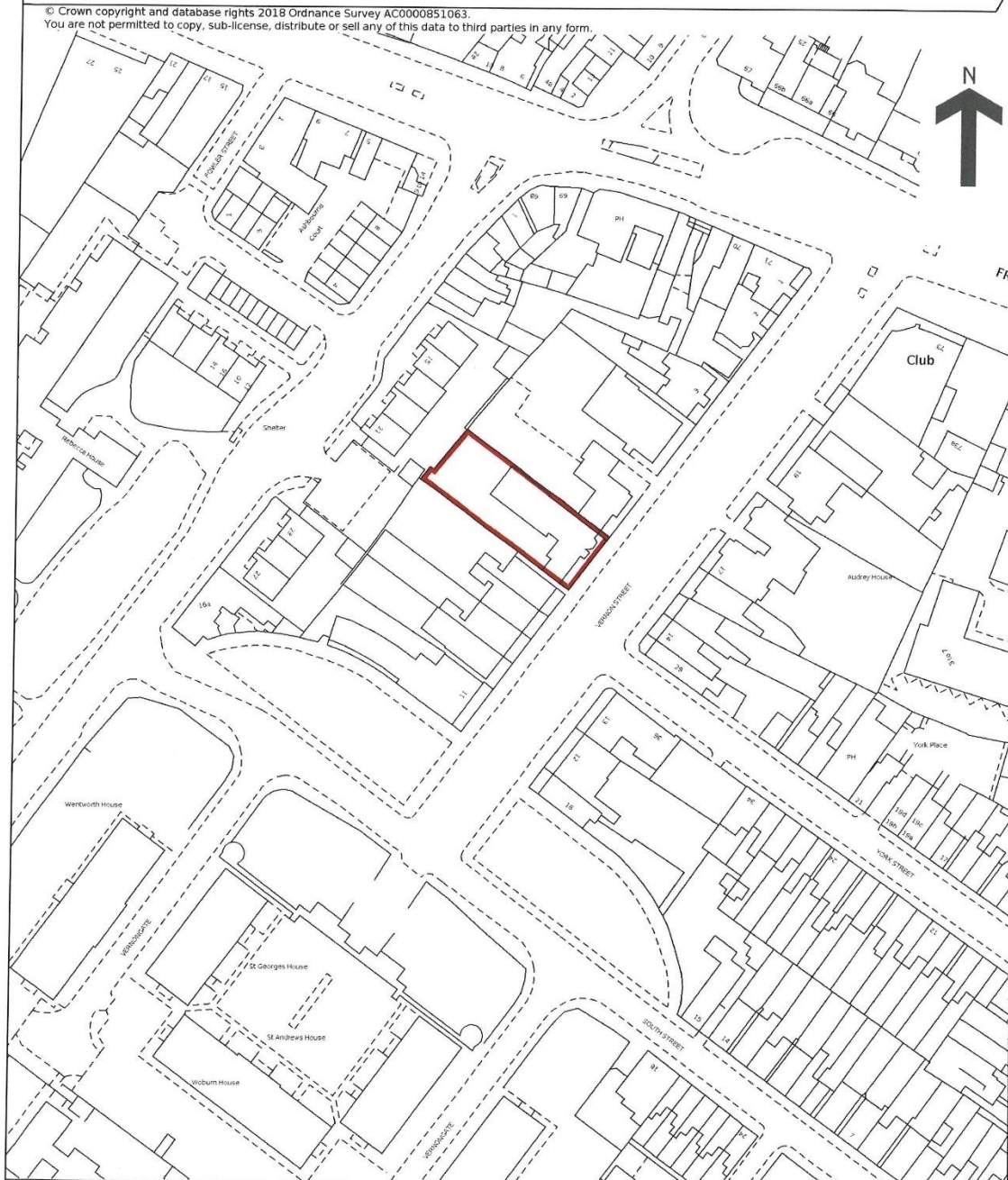
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HM Land Registry
Official copy of
title plan

Title number **DY109033**
Ordnance Survey map reference **SK3436SW**
Scale **1:1250**
Administrative area **City of Derby**



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