

87 Sitwell Street | Spondon | Derby | DE21 7FH

Birds Bakery sale & leaseback investment opportunity within established Derbyshire suburb

65.39m²
(704ft²)

- Mixed retail and residential investment opportunity within the heart of Spondon town centre
- The property will be let on a 10 year lease inside the Act with a 5th year rent review at a rent of £9,300 per annum. There will be a tenant option to break at the end of the 3rd and 6th year subject to not less than 6 months notice in writing.
- 1 x 3 bedroom maisonette let at £6,000 pa
- Nearby occupiers include Co-op, Jennings Bet, Mark Davis Opticians, The Garden Café and Hall & Benson Estate Agents
- Offers invited at £160,000, which represents a net initial yield of 9.33% with assumed purchaser's costs of 2.54%



FOR SALE



Location



Gallery



Video



Contact



Location

Spondon is an established suburb of Derby located approximately 4 miles east of Derby city centre. Spondon benefits from excellent road communications located just off the A52 which links Derby city centre with junction 25 of the M1 Motorway.

The property is located on Sitwell Street, the main thoroughfare through Spondon which is the established retail pitch within Spondon.

Nearby occupiers include Co-op, Jennings Bet, Mark Davis Opticians, The Garden Café and Hall & Benson Estate Agents.

The Property

The property comprises a mid terrace retail unit with ground floor sales and storage accommodation with a self contained 3 bedroom residential maisonette located over the first and second floor.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Retail Unit	65.39	704
ITZA	43.19	465

The upper floor residential unit comprises of approximately 78.88m² (850ft²) of accommodation over the first and second floor of the property.





Tenancy

Upon completion of the sale and leaseback, Birds (Derby) Ltd will enter into a new 10 year lease subject to a rent review at the end of the 5th year. The tenant will have an option to determine the lease at the end of the 3rd and 6th year subject to serving not less than 6 months notice in writing.

The lease will be drawn on full repairing and insuring terms subject to a Schedule of Condition. There will be a service charge cap of £1,500 pa subject to annual CPI uplifts. The lease will commence at £9,300 per annum.

Tenant's Covenant

Birds (Derby) Ltd (Company No. 00252672)

Birds are an established Derbyshire family bakery business dating back to 1919. The limited company was incorporated in 1930. Birds currently trade from 63 stores throughout the region, with a further 3 stores due to open in the next 12 months. Birds Bakery have their head office and bakery located at Ascot Drive, Derby.

An Experian credit report (dated 10 June 2026) provides a credit limit of:-

£790,000

and credit rating of:-

£260,000

and an overall rating of 100/100.

The business turned over £35,380,035 for the year ending 31st December 2024 with a pre-tax profit of:-

£1,794,608



Residential Accommodation

The first and second floor 3 bedroom flat is let to a private individual via an Assured Shorthold Tenancy from 9th June 2025 for a term of 6 months expiring on 8th December 2025. The property is currently let at **£500 per calendar month exclusive**. There is a security deposit held of £550 with the landlord's property managers within the Tenant Deposit Scheme.

Data Room

Our clients have set up a data room for the property which can be accessed upon request. The data room will include:-

- Lease
- Schedule of Condition
- EPC
- Title Plan
- Lease Plan
- Asbestos Survey
- AST

Price

Offers are invited for the freehold interest subject to the leaseback to Birds Bakery at:-

£160,000

which represents a net initial yield of:-

9.33%

assuming purchaser's costs of 2.54%.

EPC

The property has an EPC rating of 37 falling within Band B.



Location



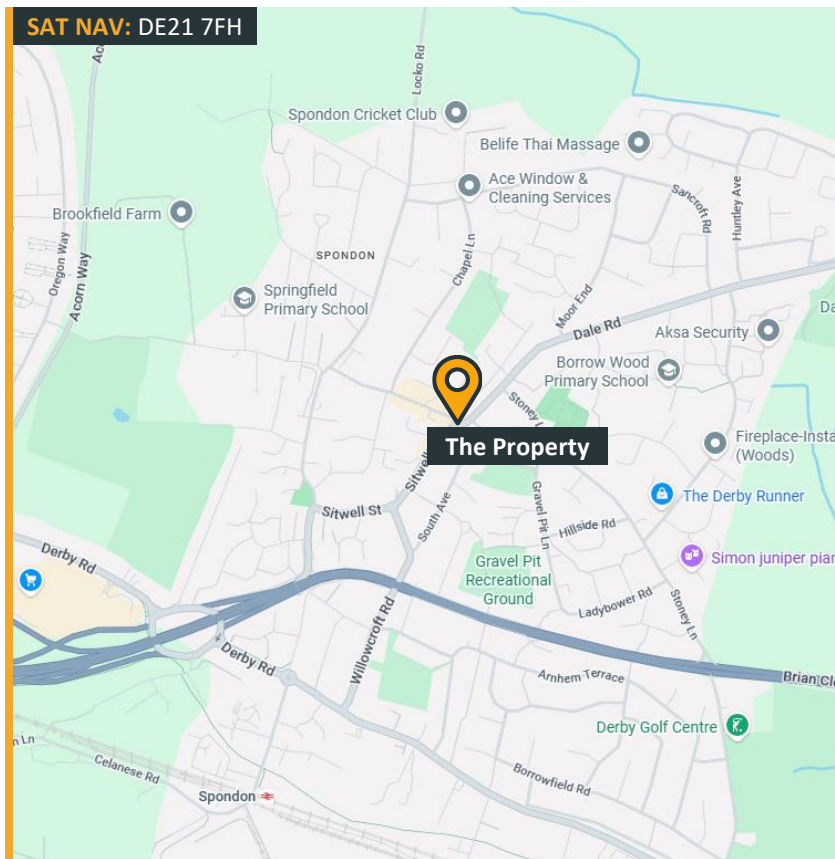
Gallery



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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 to and requested from the successful purchaser at the appropriate time.

Tenure

Freehold, subject to the occupational tenancies.

VAT

We understand that the property is not elected for VAT.

Costs

Each party will be responsible for their own legal and professional costs involved in connection with the transaction.

Further Information

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

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15/07/2026

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