

On the Instructions of HSBC Bank Plc

STAPLEFORD

1 Derby Road

***FREEHOLD
AVAILABLE***

***A2 PLANNING
CONSENT***



LOCATION

The property occupies a prominent corner location along Derby Road benefiting from nearby multiple retailers including **Scrivens Opticians**, **Co-Op** and **Nottingham Building Society**.

DESCRIPTION

The property is arranged over ground floor only and provides the following approximate dimensions and floor areas.

Gross Frontage	25 m	82 ft
Internal Width	7.31 m	24 ft
Ground Floor	174.2 sq m	1,875 sq ft

FREEHOLD

Our clients would consider a sale of the freehold interest for **£180,000**.

PLANNING

The unit benefits from Class A2 planning consent.

RATING

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop and ancillary accommodation is £14,750 and the Rates Payable are £7,153.75. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

VIEWING

Strictly via appointment with:-

James Keany

Tel: 020 7182 2861

Email: james.keany@cbre.com

STAPLEFORD

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Not to scale.
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CB Richard Ellis
 Kingsley House
 Wimpole Street
 London W1G 0RE
www.cbre.com

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