

FOR SALE | £650,000 OIRO

Residential Investment



48 , Bedford Street, Derby, DE22 3PB

6,330 Sq Ft | 588.06 Sq M



DB

DAVID BROWN

COMMERCIAL



Location

The property is located in a popular residential location on Beford Street approximately one mile west of Derby City Centre, accessed from Uttoxeter New Road or St Albans Road. The property is located on the west side of Bedford Street.

Description

The property comprises a substantial threestorey Victorian building of solid brick construction beneath a pitched tiled roof. The property has subsequently been extended to the side and rear through similar constructions with pithed tiled / flat roofs.

Internally there are mix of one, two and three bed flats over three floors. The flats contain a traditional specification with carpeted /laminare floors, painted plastered walls and ceilings, fluorescent lighting and electric/gas fired radiators.

The property is situated on a site of 0.29 acres an benefits from development potential to the rear of the site (STP).

Whilst planning permission has not been formally sought, a draft scheme has in the past been prepared by an architect for a rear two storey extension which has been considered to have realistic potential.

Passing rent - £40,740 per annum exclusive (additional income potential through lettings of vacant flats). A tenancy schedule is available from the agent on request.

Accommodation

We have measured the property according to Net Internal Area (NIA):

Description	Sq Ft	Sq M
1 (3 bed)	619	57.51
1a (1 bed)	438	40.69
2 (1 bed)	635	58.99
2a (1 bed)	359	33.35
7 (1 bed)	517	48.03
3 (3 bed)	639	59.36
4 (2 bed)	553	51.37
5 (2 bed)	603	56.02
6 (2 bed)	523	48.59
TOTAL	6,330	588.06

Tenure

Freehold - Subject to existing tenancies.

Services

It is understood that all mains services are connected to the property..

VAT

Not applicable.

Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

Additional Information

Price
£650,000 OIRO

Viewing
Viewing is strictly by prior appointment please contact Ash Elliott for further information.

Ash Elliott
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