

FOR SALE | £575,000 OIRO

Modern restaurant/office investment



164, Derby Road, Stapleford, Nottingham, NG9 7AY

5,965 Sq Ft | 554.15 Sq M



DB

DAVID BROWN

COMMERCIAL



Location

Stapleford is a town and civil parish in the Borough of Broxtowe, Nottinghamshire approximately 6 miles west of Nottingham.

Road communications are good, the town lies upon the A52 trunk road and Junction 25 of the M1 Motorway.

Derby Road is a busy retail and commercial road throughout the town. The subject property occupies a good position on the west side of the road.

Description

The property comprises a ground floor self contained restaurant and two self-contained first floor office suites within a modern building of brick elevations beneath a pitched roof with private car parking to the rear.

The restaurant provides open plan dining accommodation together with commercial kitchen, bar servery, office, store and WC facilities. The offices provide an open plan office to the right with a partitioned open plan office to the left. Both benefit from kitchens and WC facilities.

The restaurant specification provides laminate floors, painted plaster walls, double glazed aluminium frontage and artificial lighting. The offices provide a good specification with carpeted floors, painted plaster walls, LED lighting, aluminum double glazed windows and air conditioning.

Externally there is a private car park to the rear with parking for approximately 12 vehicles.

Accommodation

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

Description	Sq Ft	Sq M
Ground Floor	2,680	248.97
Suite A	1,475	137.03
Suite B	1,475	137.03
TOTAL	5,965	554.15

Tenure

Freehold - subject to the existing tenancies.

Services

We understand, electricity, mains drainage, water and air-conditioning services are connected to the property.

Planning

Use Class E.

VAT

VAT is applicable at the prevailing rate although it is anticipated that the property would be sold as a going concern (TOGC).

Lease Terms

The ground floor is currently let to Vivo Restaurant Limited for 10 years expiring November 2028 for £25,500 per annum exclusive.

One of the first floor office suites is let expiring April 2027 for £11,400 per annum exclusive.

The other first floor office is currently being marketed for £11,400 per annum exclusive.

If fully let the property would produce £48,300 per annum exclusive.

EPC

Ground floor restaurant - B (36) until July 2031.
Office suite A - C (60) valid until May 2035.
Office suite B - in preparation.

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

£575,000 OIRO

Viewing

Viewing is strictly by prior appointment please contact Emily Stone for further information.

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