



Burton Road, Derby, Derbyshire

Mixed Use 3-story Property | 2-bed Flat | Refurbished Ground Floor Commercial Unit | Commercial Unit Ready To Let | 1 mile from Derby City Centre | Development Opportunity

Asking Price: £80,000 (Offers Over)

Burton Road, Derby, Derbyshire

DESCRIPTION

Excellent development opportunity.

Located on the popular Burton Road, 1 mile from Derby City centre, this mixed-use three-storey mid-terraced property is brick built with a rendered frontage and has a pitched roof.

The building is currently configured to have two separate entrances: 206 and 206A providing separate access to a two bedroomed apartment over the first and second floors and a vacant unit to the ground floor.

There is a garden to the rear of the property.

206 Burton Road is a ground floor former retail unit which has also been previously used as a gym and a dance studio. It is understood that the council do not have a use classification for this space and therefore are open to a variety of uses. It is believed that there would be a good chance of a residential use subject to necessary planning permission based on the property's current configuration, location and its previous uses.

The unit has been refurbished to a good standard and includes new doors, windows, plastering, air conditioning, water heater, small kitchen area and separate WC.

The property is well placed to be within easy access of the wide range of shops and amenities on offer locally in the suburb of Normanton. Royal Derby Hospital and Rolls Royce can be easily reached and there are leisure facilities in the nearby Normanton Park. The property is well served by bus and road links.

This property would suit property developers, builders, investors and those wishing to begin their property investment / development journey.

The property is Freehold and has vacant possession upon completion.



Commercial Unit Reception 1 (4m x 3.6m) - Ground Floor

Open plan commercial space with sunken lights, air conditioning (not tested) along with new plastering and laminate flooring. Potential for residential use subject to planning.

Commercial Unit Reception 2 (3.6 x 2.3m) - Ground Floor

Open plan commercial space, extending back from reception 1 with sunken lights, air conditioning (not tested) along with new plastering and laminate flooring. potential for residential use subject to planning. Access to a spacious and dry cellar which extends to approximately 26.63 square metres.

Commercial Unit Reception 3 (3.9m x 3.4m) - Ground Floor

Ground floor commercial space with sunken lights, air conditioning (not tested) along with new plastering and laminate flooring. Potential for residential use subject to planning.

Kitchen/Utility - Ground Floor (2.3m x 2.3m)

Kitchen for commercial unit with water heater.

Cloakroom - Ground Floor

Ground Floor WC with wash hand basin.

Stairs leading to 1st Floor Landing

Lounge / Reception (4.7m x 4.0m) - 1st Floor

First floor spacious lounge with front aspect window, fireplace, period features and laminate. Requires modernisation.

Kitchen (3.4m x 2.1m) - 1st Floor

Unfitted Kitchen area identified on floor plan as bedroom 3. Requires modernisation and improvements.

Bathroom (2.4m x 1.5m) - 1st Floor

Unfitted bathroom. Requires modernisation and improvement.

Stairs leading to 2nd Floor Landing

Master Bedroom (5.21m x 3.8m) - 2nd Floor

Master bedroom. Requires modernisation and improvement.

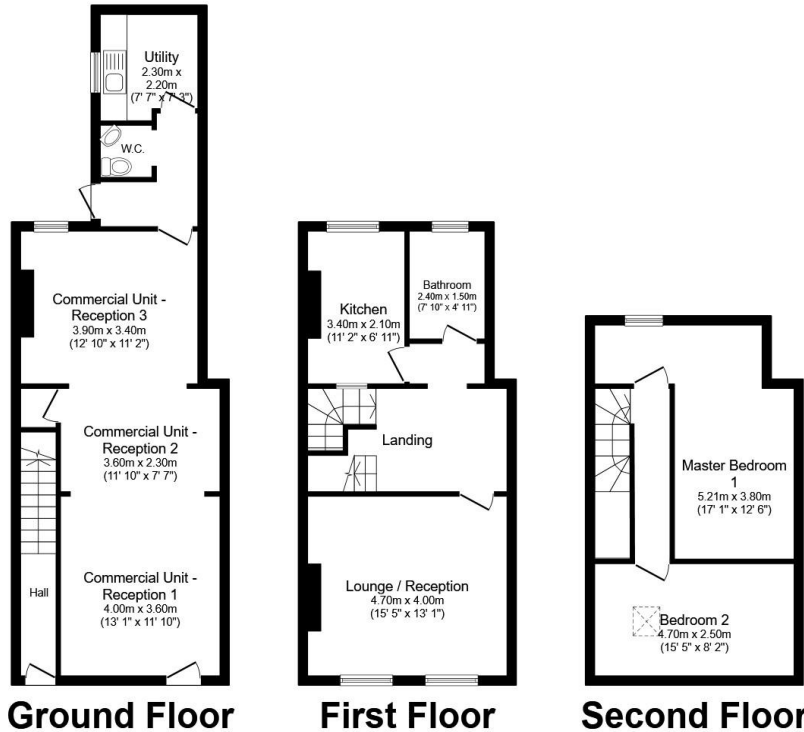
Bedroom 2 (4.7m x 2.5m) - 2nd Floor

Bedroom 2. Requires modernisation and improvement.

Outdoor Space

To the rear of the property is a private garden.





Total floor area 130.3 sq.m. (1,403 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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