



2-4 Rectory Lane, Breadsall Village, Derby, DE21 5LL

Price Guide £299,950

- Charming Village Store with Attached House
- Overlooking Village Triangle Green
- Close to Meteor Centre
- Near Breadsall Priory Country Club
- The Business Can Be Bought by Separate Negotiation
- Prime Corner Position
- Excellent Passing Trade
- Good Transport Links A38, A52, A61 & A608
- Sought After Village Location
- Ideal Family Business

Occupying a commanding position in sought after village a charming shop with off licence, bakery, tea rooms with attached cottage having two reception rooms, kitchen, utility, three bedrooms, bathroom, shower room, gardens, driveway and double garage.

The village of Breadsall is extremely sought after with its village hall, noted church and primary school and is situated only three miles from Derby city centre. The village is also approximately two miles from the entrance to Breadsall Priory with its leisure complex and two golf courses and there are additional golf courses at Morley and Horsley. Quick access to the A38, A52 leading to M1 Motorway.

All enquiries please contact Jon Williams on 07803 409461

Shop Accommodation

Shop

30'2" x 12'7" (9.2 x 3.84)

Shop Recess

7'10" x 7'2" (2.41 x 2.20)

Kitchen

10'1" x 7'6" (3.08 x 2.3)

Garage/Store

17'8" x 8'5" (5.39 x 2.58)

Attached House Accommodation

The house benefits from gas central heating and double glazing.

Entrance Hall

With staircase leading to the first floor.

Lounge

19'5" x 12'0" x 10'5" (5.94 x 3.68 x 3.19)

Sitting Room

12'1" x 12'1" (3.69 x 3.69)

Bedroom 4

14'0" x 12'3" (4.29 x 3.75)

Shower Room

8'9" x 5'8" (2.67 x 1.74)

Kitchen

9'11" x 6'4" (3.04 x 1.95)

Utility Room

7'8" x 5'8" (2.35 x 1.75)

First Floor Landing

Bedroom 1

16'11" x 12'6" (5.16 x 3.82)

Bedroom 2

13'1" x 12'1" (4.01 x 3.69)

Bedroom 3

11'11" x 7'11" (3.64 x 2.43)

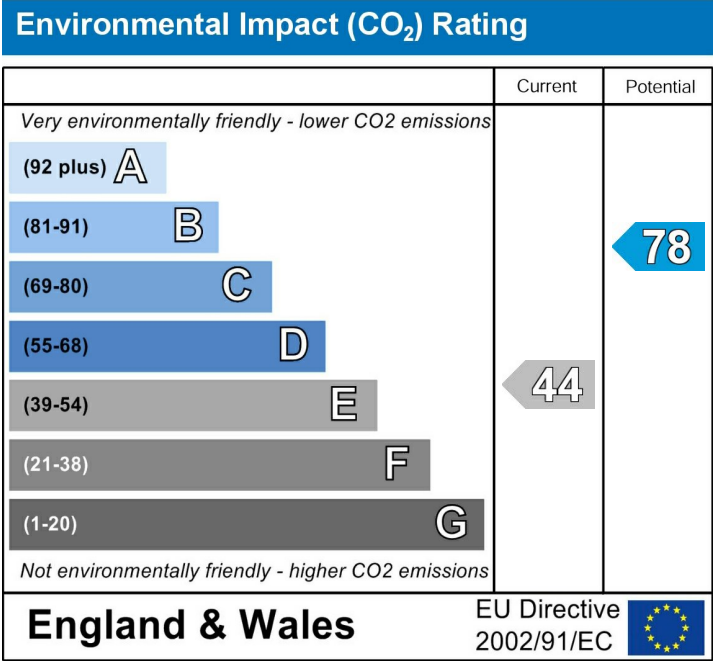
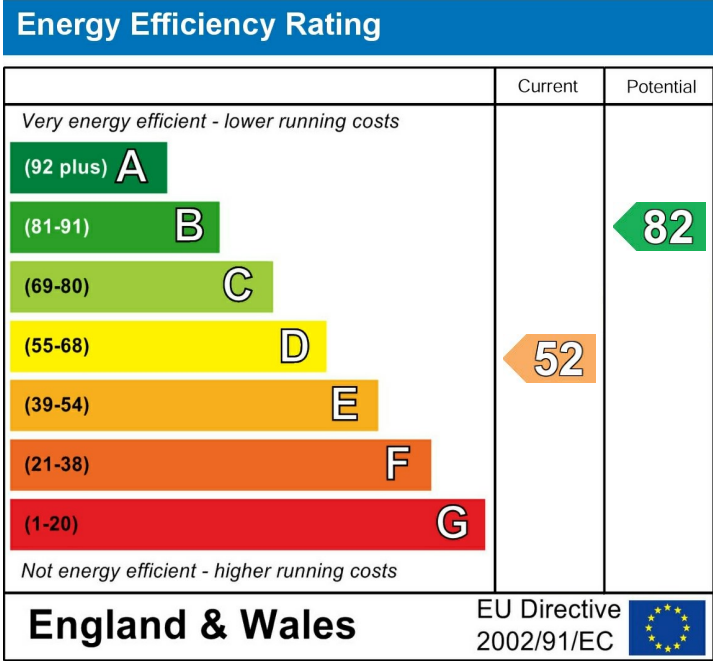
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Bathroom
9'11" x 6'7" (3.03 x 2.03)

Gardens
There are front and rear gardens.

Driveway
A driveway provides car standing spaces for approximately four cars.

Double Garage
20'4" x 18'0" (6.2 x 5.5)



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