

TO LET/MAY SELL



TWO STOREY RETAIL PREMISES

55.68 sq. m (600 sq. ft)

**4 Church Street
Church Gresley
Derbyshire
DE11 9NP**

- Busy main road location
- Suitable for a variety of uses (subject to planning)

LOCATION

The property is located on the south side of Church Street in Church Gresley, approximately one mile to the south of Swadlincote, Derbyshire. Church Street provides access to A5111 in the east and A444 in the west.

Neighbouring properties are predominantly residential in nature but nearby occupiers include Tesco, Coral and Millennium Fish Bar.

GENERAL DESCRIPTION

The property comprises a detached, two storey retail premises. The ground floor comprises a mostly open plan retail unit with kitchen and WC facilities to the rear. This section of the unit is carpeted with stripped back walls and category 2 lighting. The first floor is divided into separate rooms that may suit a clinic use or offices.

Externally there is hardstanding to the front and adjacent to the property that can provide a couple of parking spaces. The frontage of the property is glazed and protected by electric roller shutter security.

ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Code of Measuring Practice, the areas of the unit are as follows:

Ground floor

Shop Floor	55.68 sq. m	(600 sq. ft.)
Kitchen	7.1 sq. m	(76 sq. ft.)
WC	Not measured	

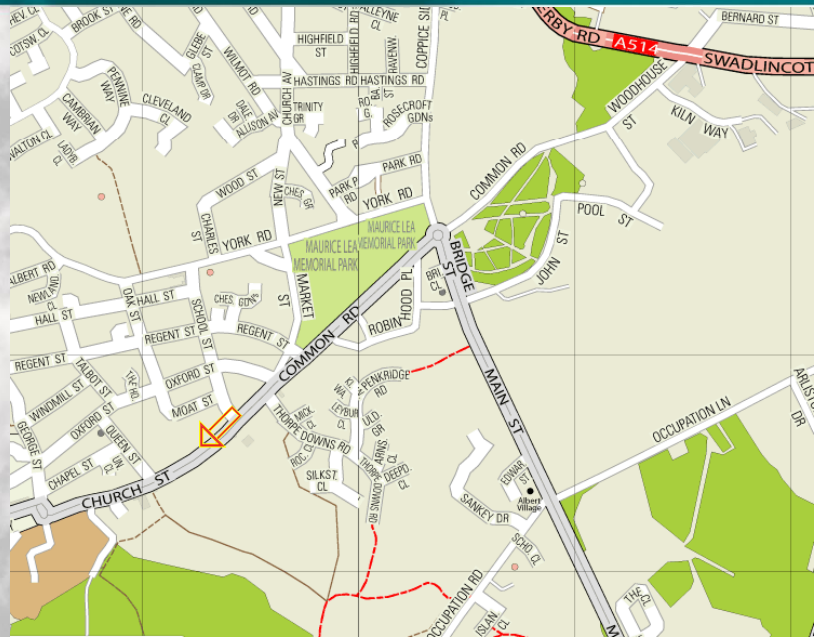
First Floor

Offices	58.26 sq. m	(627 sq. ft.)
WC	Not measured	

BUSINESS RATES

Rateable Value: £9,100.

Small business rates relief may apply. Interested parties are encouraged to make their own enquiries with the Local Planning Authority.



LEASE

The property is available by way of a new fully repairing and insuring lease, for a term of years to be agreed, at an initial rent of £12,000 per annum.

PRICE

Asking price £150,000.

EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agents:

WT Gunson for the attention of: -

Matthew Styles

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Date of Preparation: March 2022 (Revised Oct 2023)