

7 Mundy Street | Heanor | Derbyshire | DE75 7EB

## Unique freehold opportunity – D1 Class use and residential uppers

198m<sup>2</sup>  
(2,131ft<sup>2</sup>)

- Potential for residential conversion subject to planning permission
- Income producing with established residential tenant
- Ground floor clinic with garden
- 2 parking spaces on-site with ample on road parking
- Close proximity to public transport
- The site has the potential for a 5 bed HMO or further D1 Use



**FOR SALE**



Location



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Location



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## Location

7A Mundy Street is situated in the heart of Heanor, a market town in Derbyshire. This central location offers convenient access to local amenities including shops, cafes and supermarkets. It is just a short walk from Heanor Memorial Park and close to public transport links providing easy connections to nearby towns such as Ilkeston and Ripley. The area blends residential charm with urban convenience, making it a practical and well connected place to live or work. The land north of Mundy Street is set for strategic development, which includes the former Derby College, into a thriving business hub.

## Description

This unique property benefits from D1 Class use on the ground floor where currently there are two clinic rooms with a separate access to a residential 3 bed flat on the first and second floor.

The ground floor benefits from WC's, kitchen and on-site parking for 2 vehicles. Utilities on site include single phase electrics, water and gas supply.

The ground floor will be sold with vacant possession and the uppers with a sitting tenant on a 12 month contract running from January to December paying £700 per calendar month. Further details are available upon request.





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## Floor Areas

Description	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	88	947
First Floor	88	947
Second Floor	22	237
<b>Total</b>	<b>198</b>	<b>2,131</b>

(This information is given for guidance purposes only)

## Price

Sale of the freehold (Title No. DY495213). We are quoting a sale price of:

**£275,000**

**(Two hundred and seventy five thousand pounds)**

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV):

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.





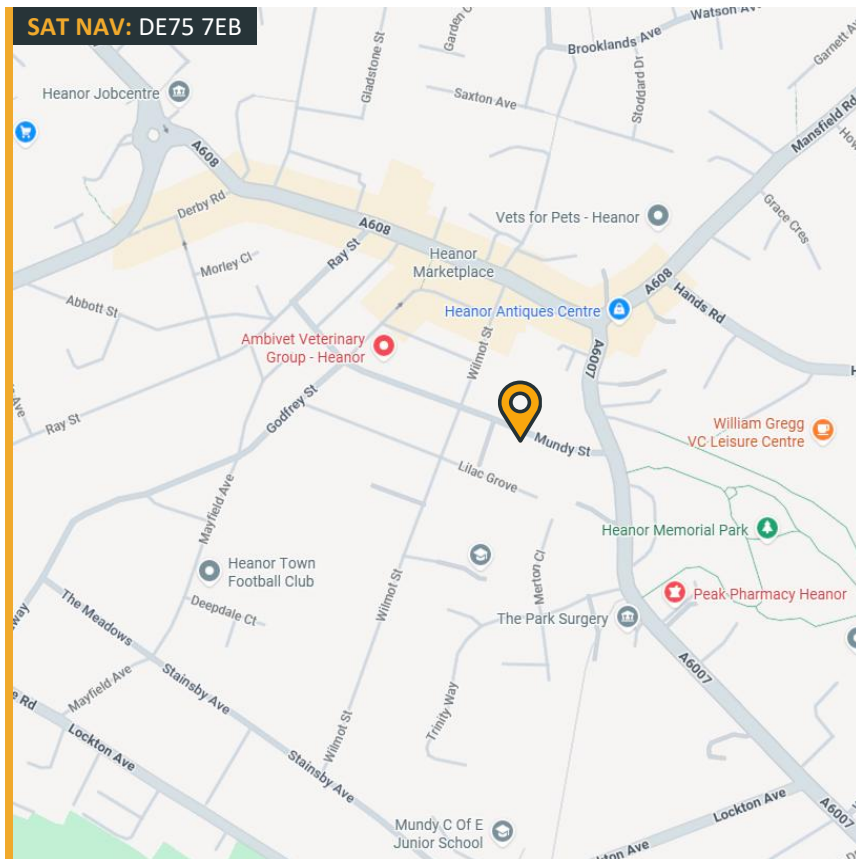
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## EPC

The ground floor EPC is available upon request. The first floor has a rating of E-41. The Recommendations Report is available on request

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide the necessary identification and verification documentation.

## VAT

The property is not registered for VAT.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.