

Former Jewson | Ascot Drive | Allenton | Derby | DE24 8ST

## 1.63 acre site fronting Ascot Drive with trade counter and warehouse buildings available by way of a long lease sale

1,339m<sup>2</sup>  
(14,406ft<sup>2</sup>)

- Self-contained site with storage land, car parking and 3 buildings
- Circa 1.63 acre site – fenced and gated secure yard
- Popular trade counter location
- Good links with Pride Park and Derby's outer ring roads
- Long leasehold with 32 years unexpired
- Available for £555,000



**FOR SALE**



Location



Gallery



Video



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## Location

The site is located on Ascot Drive, Derby's primary trade counter location which is home to numerous trade counter operators including Screwfix, Magnet Kitchens, Wickes, Howdens Joinery and Travis Perkins.

Ascot Drive links the A6 London Road at its junction with Pride Park, with the outer ring road providing excellent access to the A50 to the south and the A52 to the north, both linking to the M1 motorway.

## The Site

The site extends to approximately 1.63 acres and comprises three detached warehouse/trade counter units and hard surfaced land. The site is securely fenced and gated. To the front there is approximately 10 – 15 parking spaces. We understand gas, water and electric are all present on site.

Building 1 is positioned to the front of the site and provides two storey office/welfare facilities including a kitchen and W/C's. There is also warehouse/trade counter accommodation under a pitched roof to the rear. The specification includes: suspended ceiling with inset LED lighting, gas fired central heating and trade counter entrance.

Building 2 sits in the centre of the site and comprises a high bay warehouse with a minimum eaves height of 5.53m rising to 7.17m. There are two roller shutter loading doors and one concertina loading door.

Building 3 is situated to the rear of the site and provides clear span warehouse accommodation under an insulated pitched roof which has been recently replaced. The minimum eaves height is 3.14 metres and the specification includes: 2 roller shutter loading doors with LED lighting.





Location



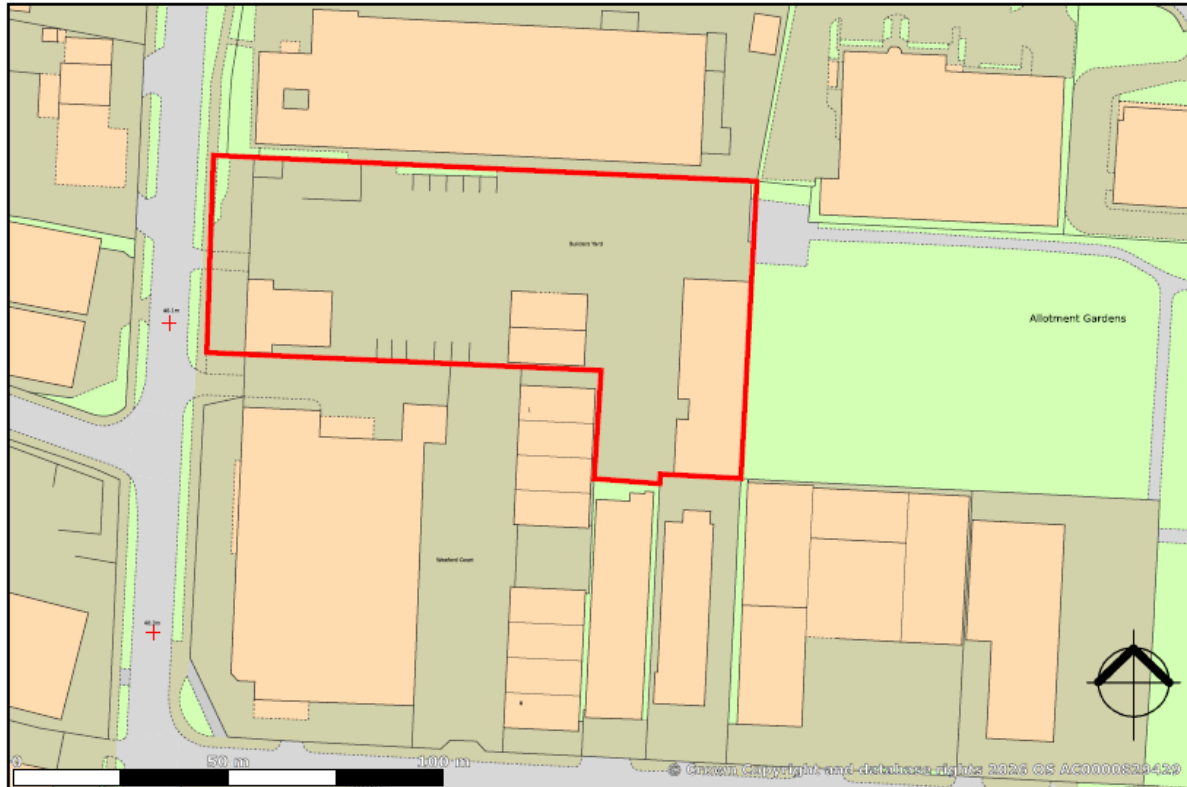
Gallery



Video



Contact





## Accommodation

The premises comprise the following gross internal floor areas:

	M <sup>2</sup>	FT <sup>2</sup>
Building 1	381	4,098
Building 2	283	3,041
Building 3	675	7,267
<b>Total</b>	<b>1,339</b>	<b>14,406</b>

(This information is given for guidance purposes only)

## Business Rates

We note from the VOA website that the property currently has an entry as follows:

**Rateable value: £67,500**

The current UBR is 55.5p. Interested parties are advised to make their own enquiries with Derby City Council.

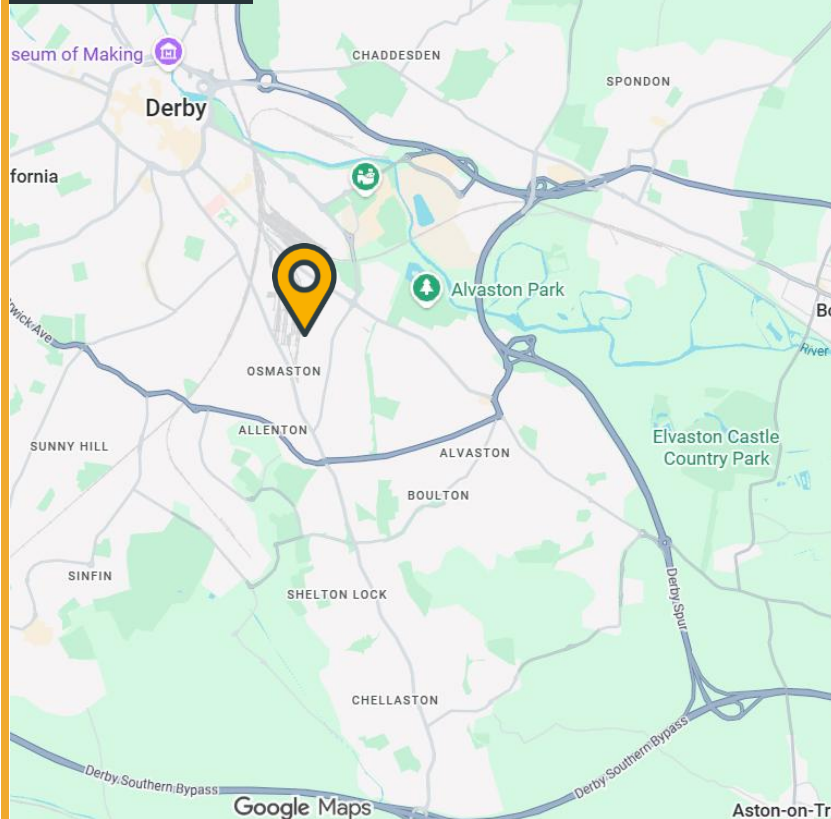
## Energy Performance Certificate

We are currently awaiting the EPC Rating to be assessed, and it will be available once finalised.

## Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

**SAT NAV: DE24 8ST**



## Price

The long leasehold interest, expiring 10 January 2058, is available to purchase with vacant possession. Ground rent is payable at £260 per annum, with no rent reviews within the lease. Further information is available through the agent. We are inviting offers at:-

**£555,000**

## VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

## Further Information

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

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