



Market Street,
Draycott, Derbyshire
DE72 3NB

£185,000 Freehold



FRONTING THE BUSY MARKET PLACE IN THE VILLAGE OF DRAYCOTT, THIS PROMINENT CHARACTER BUILDING OFFERS A RETAILS SALES AREA AND A LARGE TWO BEDROOM FLAT TO THE FIRST FLOOR.

The freehold unit fronts the main Market Square in Draycott village having a busy barbers on the ground floor with a shop facing the front leading to a kitchen with a rear exit door and ground floor w.c. The lease is valid until 31st March 2022 and is currently achieving £639.34 pcm.

To the first floor there is a large two bedroom flat with accommodation over two floors which benefits from off the road parking to the rear.

Draycott village has a number of local shops with Co-op stores being found in the nearby villages of Borrowash and Breaston with Tesco and Asda superstores and other retail outlets at Long Eaton, an Asda at Spondon and a Sainsbury's and Costco at Pride Park. There are schools for older children in Sandiacre and Long Eaton, healthcare and sports facilities which include several local golf courses, walks around the surrounding countryside including Church Wilne and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Derby, Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Ground Floor Retail Unit

30'6" x 15'5" approx (9.3m x 4.71m approx)

Currently having Barbers chairs with a door to the understairs storage area. Door to:

Kitchen

9'6" x 8'0" approx (2.92m x 2.46m approx)

Having a door to:

Ground Floor w.c.

First Floor

Access from the rear with a UPVC double glazed front entrance door with stairs to the first floor, door to storage cupboard and door to:

Lounge

17'3" x 15'6" approx (5.26m x 4.72m approx)

UPVC double glazed window to the front, gas fire with brick surround, beams to the ceiling, laminate floor, TV and telephone points, radiator, stairs to the second floor and door to:

Inner Hallway

Radiator, laminate floor and door to:

Kitchen

13'2" x 11'10" approx (4.01m x 3.61m approx)

Wall, base and drawer units with roll edged work surface over, eye level integrated oven, grill, gas hob and extractor hood over, 1½ bowl stainless steel sink and drainer with mixer tap, appliance space, plumbing for automatic washing machine, radiator, gas central heating boiler and UPVC double glazed window to the rear.

Bathroom

9'5" x 8'1" approx (2.87m x 2.46m approx)

A three piece suite comprising of a panelled bath, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, radiator and UPVC double glazed window to the rear.

Second Floor Landing

With doors to:

Bedroom 1

15'7" x 15'6" approx (4.75m x 4.72m approx)

UPVC double glazed window to the front, two radiators, door to overstairs storage cupboard/wardrobe with access to the loft.

Bedroom 2

16'1" x 9'4" approx (4.90m x 2.84m approx)

UPVC double glazed window to the rear, door to overstairs storage cupboard and radiator.

Outside

The shop fronts onto the high street and to the rear there are two outbuildings and off street parking.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and through Breaston and into Draycott. On entering Draycott turn left into Market Street.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.