



A TWO STOREY COMMERCIAL
BUILDING.

139b Derby Road, Stapleford, Nottingham,
NG9 7AS

Guide Price £80,000 Freehold

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FOR SALE BY PUBLIC AUCTION ON 10th December 2024.

A two storey commercial building offering approximately 87sqm (933sqft) of internal space with vacant possession.

Situated within a prominent shopping precinct in Stapleford town centre, with unmonitored customer parking to the front, as well as communal service yard with loading facility to the rear.

The ground floor accommodation comprises a retail and storage space of approximately 639sqft (59sqm) of useable space, currently open plan. To the first floor, there is approximately 294sqft (27.28sqm) of space which includes a kitchenette and toilet facility.

Stapleford is a traditional town equidistance between the cities of Nottingham and Derby and has a current population of just over 15,000. Stapleford enjoys a variety of national and independent retailers and has recently been awarded £21.1 million from the central government's towns fund. This seed money will generate more business and social activity in the area and a great time to be investing in the town.

GROUND FLOOR 44'3" x 14'4" (13.49 x 4.39)

Offering approximately 639sqft (59.4sqm) of internal space, currently open plan. Near full height glazed shop front with front door and double doors to the rear service yard with loading area. Stairs to first floor.

FIRST FLOOR 20'4" x 14'4" (6.20 x 4.39)

Additional retail or storage space.

KITCHEN 4'4" x 6'7" (1.34 x 2.02)

WC

Toilet and wash hand basin.

SERVICES

Mains water, electricity and drainage are connected.

OUTSIDE

To the front is a communal, unregulated customer forecourt for parking. To the rear of the unit is a communal service yard with parking/loading bay to the unit.

RATES

The current rateable value is £6,200 per annum.

AUCTION CONDITIONS

Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located

in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

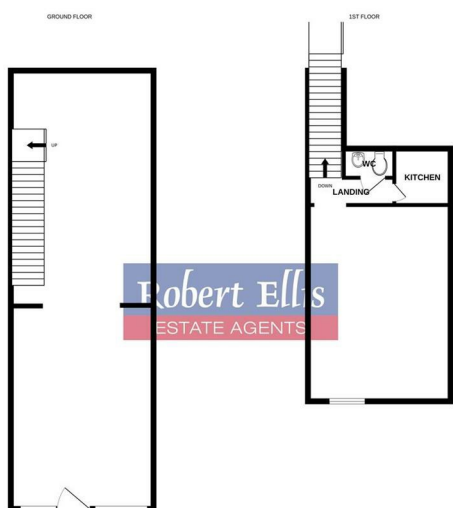
Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



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.

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