MUSSON
LIGGINS

ILKESTON

4-5 GRANBY STREET

£495,000
FOR SALE

390.37 sq m (4.201 sq ft)

Detached Three-Storey
Mixed Use Investment

4-5 Granby Street,
Ilkeston,
DE7 8HN

0115 941 5241

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GENERAL DESCRIPTION

The subject property comprises a three-storey detached building, currently configured as a retail unit on the ground floor and eight residential flats on the upper floors.

FEATURES

- MIXED USE RESIDENTIAL/RETAIL BUILDING
- INCOME PRODUCING
- ON SITE PARKING
- FRONTAGE TO GRANBY STREET

4-5 Granby Street,
Ilkeston,
NG7 8HN

LOCATION

The subject property is situated fronting Granby Street, close to its junction with Bath Street and within Ilkeston town centre. The surrounding area comprises a mix of retail, leisure and commercial uses, with the Market Place located a short walking distance to the north.

Ilkeston is a well-established market town positioned approximately 8 miles northwest of Nottingham and 10 miles northeast of Derby. The town benefits from good road communications via the A6007 and A609, providing direct links towards the wider regional highway network.

Junction 26 of the M1 Motorway is located approximately 6 miles to the east, offering convenient access throughout the East Midlands. Local public transport services operate regularly within the town, providing connections to surrounding residential and commercial areas.

DESCRIPTION

The subject property comprises a detached mixed use building of traditional brick construction.

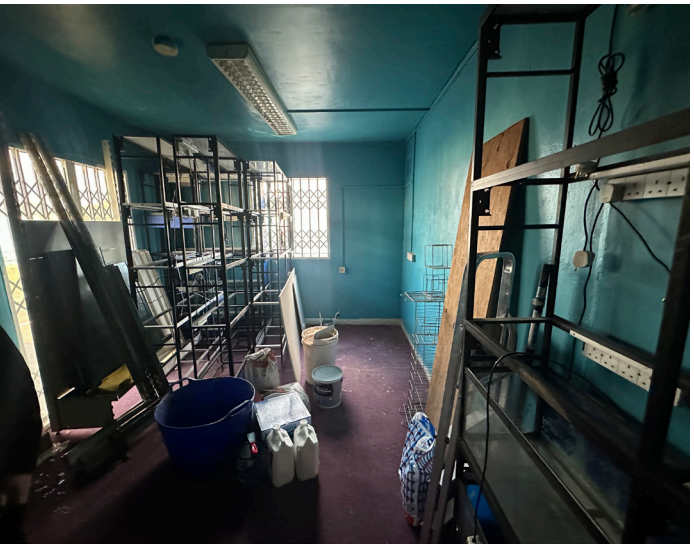
The property is three-storey in design and is currently configured as a retail unit with storage on the ground floor, and four self-contained flats on the first floor with a further four self-contained flats on the second floor.

To the rear of the property, there is on-site car parking.

The property is located with a frontage to Granby Street with a return both on to Spring Garden Terrace to the north and Bloomsgrove to the south.

We understand there is historic planning permission for 4 further flats on the ground floor.

4-5 Granby Street	M^2	Ft^2	Income pcm
Ground Floor Retail	151.02	1,625	£346.67
(1F) Flat 1	21.46	231	£390.00
(1F) Flat 2	36.26	390	£390.00
(1F) Flat 3	32	344	£300.00
(1F) Flat 4	22	236	£260.00
(2F) Flat 5	21	226	Vacant
(2F) Flat 6	48	516	£411.67
(2F) Flat 7	32	344	£390.00
(2F) Flat 8	27.04	290	Vacant
Total	390.37 sq m	4,202 sq ft	£2488.34 pcm



BUSINESS RATES

Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Erewash Borough Council.

PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Erewash Borough Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents.

TERMS

The premises are available to purchase with the benefit of the occupational tenancies.

PRICE

Offers in excess of £495,000 (Four Hundred and Ninety Five Thousand Pounds)

SERVICES

We understand that mains electricity, gas, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

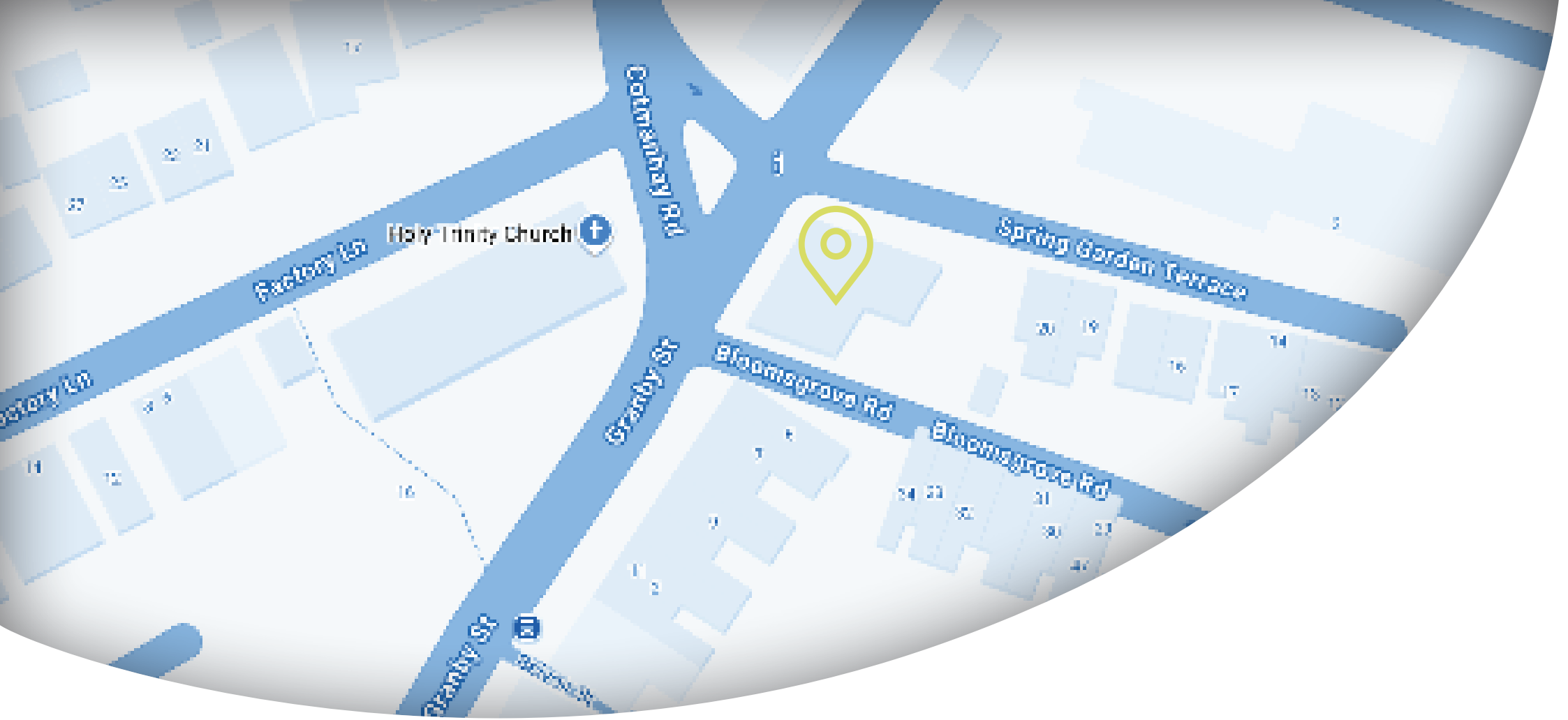
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

Will Cowley Apprentice Surveyor
william@mussonliggins.co.uk



MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS

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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.

WILL COWLEY
APPRENTICE SURVEYOR

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