Pepperdine & Freckingham
commercial sales & lettings



Vernon House, Vernon Street, Derby

Derby City Centre mixed investment for sale

Offers over £1,400,000 (NO VAT)

ERV - £160,000 per annum

- Offers over £1,400,000
- Gross rental income £160,000 from the 6 separate properties
- Let and Managed by P & F Commercial
- Derby City Centre
- Mixed Commercial investment with 1 student House

Vernon House, Vernon Street, Derby

Summary

Available Size: 2,000 to 14,618 sq ft
Price: £1,400,000
Business Rates: Upon Enquiry
VAT: No VAT on the purchase Price
Legal Fees: The tenant will contribute to the legal fees as part of the auction conditions.
EPC Rating: C (69

Description

1 Vernon street - 5 serviced offices - income £19,585
2 Vernon Street - 4 serviced offices - income £27,300
Vernon House - 9 serviced offices - income £56,748
The Courtyard - Public House - Lease expiry - 13th April 2032 - passing rent £22,500 per annum
70 Friar Gate - Vacant - passing rent - £22,500 per annum
71 Friar Gate - 2 bedroom student house - Let 24/25 - £13,668 per annum

Location

Derby with an estimated population of 250,000 in the city and surrounding areas has extensive transport links with other areas of the country. The M1 motorway passes about ten miles (16 km) to the east of the city, linking Derby southwards to the London area and northwards to Sheffield and Leeds. Other major roads passing through or near Derby include the A6, A38, A50, A52 (Newcastle-under-Lyme to Mablethorpe, including Brian Clough Way linking Derby to Nottingham) and A61 (Derby to Thirsk via Sheffield and Leeds).

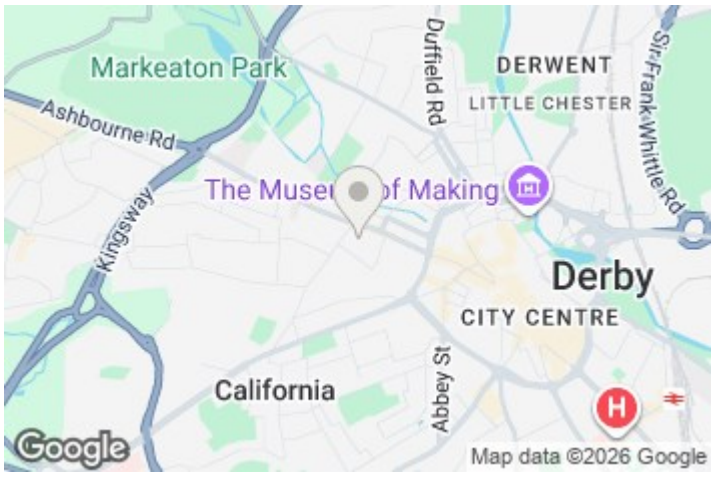
Accommodation

The accommodation comprises the following areas:

Building - 3 Office Buildings 5,000 sq ft
Building - 2 Bedroom Student House 2,000 sq ft
Building - Betfred Investment 2,000 sq ft
Building - Public House Investment 5,618 sq ft

Viewing

Viewing is strictly by prior appointment with the agents P & F Commercial Tel: 01664 431330 or email: office@pandfcommercial.com







Viewing and Further Information

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