



St Michael's Church Hall Dairy House Road, Normanton, Derby, DE23 8HP

£16,000 Per Annum



LEISURE PREMISES

TO LET - Former Church Hall Available For Immediate Occupation.

Offering approximately 2,086 sq. ft /194 sq. m of accommodation (NIA).

Occupying a prominent position close to the junction with Cambridge Street.

Parking is available to the unit outside of service times.



LOCATION

The subject property is located in Normanton, a well established suburb of Derby, situated approximately 2 miles south of Derby City Centre.

The subject property occupies a prominent position close to the junction of Dairyhouse Road and Cambridge Street. The surrounding area is predominantly residential in character with a range of local amenities are available nearby.

The property also benefits from good access to Derby City Centre and the wider road network.

DESCRIPTION

The subject property comprises a detached Church Hall believed to date from the early 1900s, constructed of solid red brick elevations beneath a pitched slate-covered roof. The building benefits from UPVC double-glazed windows together with timber-framed joinery.

Internally, the accommodation is arranged to provide a large hall with a staged area together with male and female WC facilities, a kitchen and access to a lower ground floor basement. The property further benefits from an intruder alarm system, central heating and DDA-compliant access.

Externally there is parking available for up to five vehicles (outside of service times) on land retained by the vendor.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Total Net Internal Area: 2,086 sq. ft / 194 sq. m

PLANNING

We are advised that the property currently benefits from use class F.2.

Interested parties should confirm all planning information with the local authority.

SERVICES

It is understood that all mains services are available at the property.

BUSINESS RATES

Due to the current use being a Church Hall the property is, therefore, not currently listed on the Valuation Office website as having a Rateable Value.

TENURE

The property is available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

PRICE

The property is available to rent at £16,000 per annum exclusive of all other outgoings.

VAT

It is our understanding that the property is not registered for VAT.

LEGAL COST

Each party is to be responsible for their own legal costs in connection with this transaction.

VIEWING

Strictly by prior appointment with sole agent BB&J Commercial.

CONTACT

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BB&J Commercial can confirm the following:

(i) These marketing particulars are prepared for guidance purposes only and do not constitute part of an offer or a contract whatsoever or a statement of representation upon which any reliance can be placed.

(ii) All measurements, areas and distances are approximate and all descriptions, condition, permissions for use and occupation should not be relied on and any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.

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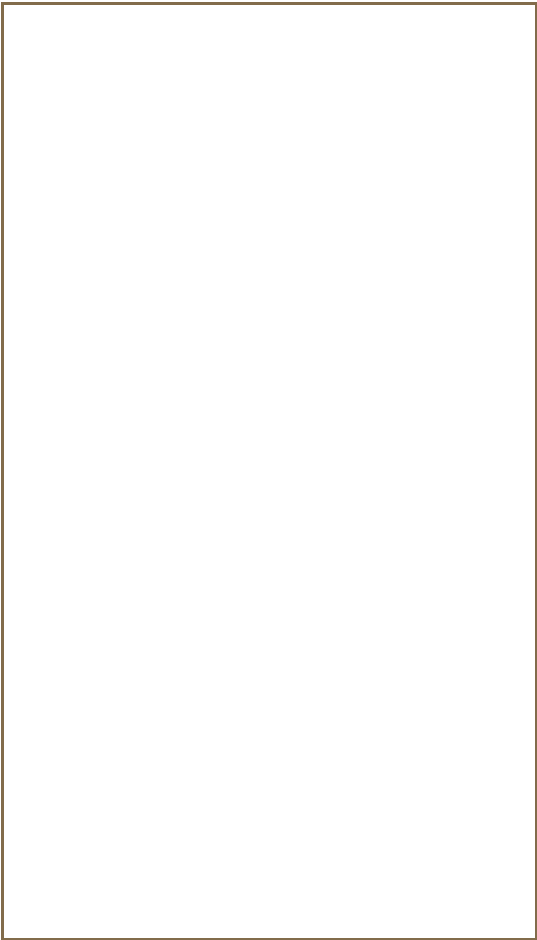
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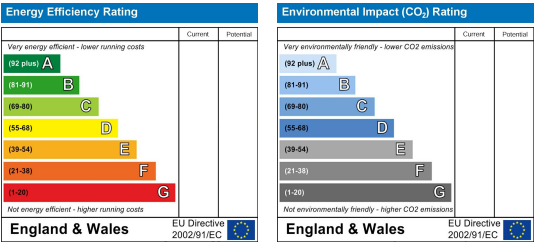
Area Map



Floor Plans



Energy Efficiency Graph



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