Robert Ellis

look no further...

Station Road,
Draycott, Derbyshire
DE72 3QB

**£105,000 Freehold**

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Robert Ellis are delighted to bring to the market this mixed-use freehold investment opportunity, offered for sale by auction, occupying a prominent position on Station Road within the highly regarded village of Draycott.

Draycott is a popular and well-connected village, offering a range of local shops, amenities and public houses, whilst benefiting from excellent transport links to Derby, Nottingham and Long Eaton, along with easy access to the A52, M1 and East Midlands Airport. The area continues to attract both residential occupiers and local businesses, making it a strong location for mixed-use investment.

The property comprises a currently vacant ground floor retail unit with open shop space, kitchen area, storage and WC facilities. To the first floor is a self-contained one bedroom flat, currently let for £600PCM, which includes a living room, separate kitchen, double bedroom and bathroom, together with the added benefit of a rear garden, a valuable feature for residential accommodation.

Ideally suited to investors, the property offers immediate income potential, flexibility of use and scope for future enhancement, all set within a desirable village location with strong ongoing demand.

Retail Unit

Shop
28'11 x 11'10 approx (8.81m x 3.61m approx )
UPVC double glazed access door to the front elevation, UPVC double glazed window to the front elevation, laminate floor covering, recessed spotlights to the ceiling, open retail unit with kitchen area to the rear, understairs storage cupboard, tiled splashbacks.

Rear Lobby
4'9 x 7' approx (1.45m x 2.13m approx)
Door to the side elevation, ceiling light point, panelled door leading to the ground floor WC.

Ground Floor WC
3'3 x 6'11 approx (0.99m x 2.11m approx)
Low level flush WC, corner vanity wash hand basin, window to the side elevation.

Upstairs Flat

Living Room
12'10 x 13'04 approx (3.91m x 4.06m approx )
Two UPVC double glazed windows to the front elevation, ceiling light point, built-in cupboard providing further storage.

Bedroom
12'07 x 9'02 approx (3.84m x 2.79m approx)
Window to the rear elevation, ceiling light point, doorway leading through to inner lobby.

Inner Lobby
7'05 x 2'06 approx (2.26m x 0.76m approx)
Ceiling light point, panelled doors leading off to:

Bathroom
4'03 x 7'03 approx (1.30m x 2.21m approx)
Window to the side elevation, three piece suite comprising low level flush WC, pedestal wash hand basin, shower enclosure, ceiling light point, tiled splashbacks, linoleum floor covering, wall mounted radiator.

Fitted Kitchen
7'08 x 7'04 approx (2.34m x 2.24m approx )
Window to the rear elevation, a range of wall and base units with stainless steel sink, space and plumbing for automatic washing machine, space and point for a cooker, ceiling light point, linoleum floor covering.

Agents Notes: Additional Information
Local Authority: Erewash
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 19mbps Ultrafast 2000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No

Auction Details
The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

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.

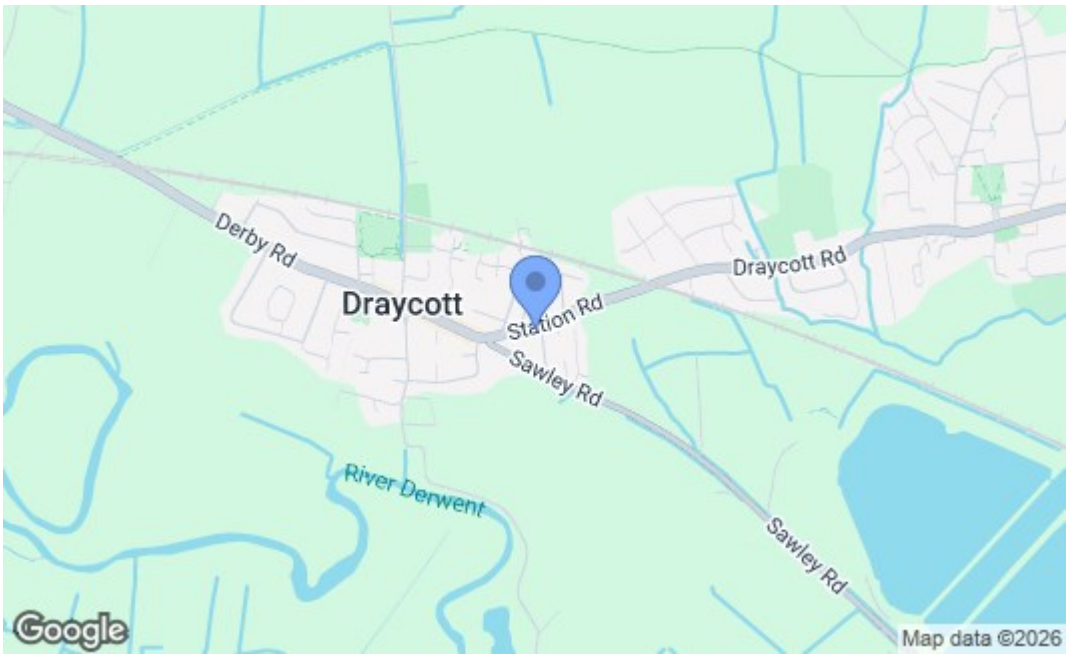
Additional Information

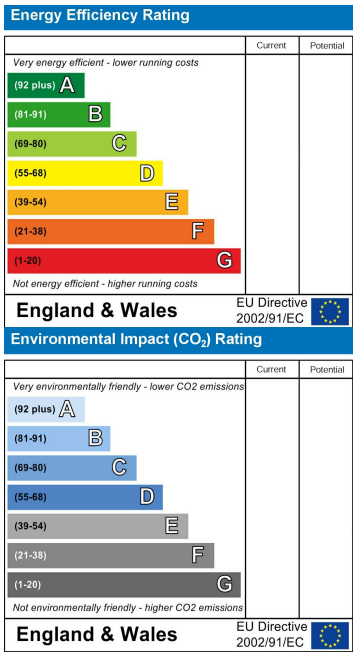
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding 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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