



Derby Road
Sandiacre, Nottingham NG10 5HW

A TWO STOREY FREEHOLD COMMERCIAL
BUILDING IN A HIGHLY PROMINENT
POSITION.

£165,000 Freehold



An interesting opportunity has arisen to purchase a two storey freehold commercial building in a highly prominent position.

Formerly the Sandiacre Post Office, offering just under 120sqm (1288sqft) of accommodation over two floors located on a corner position.

The building has been empty for sometime and has recently had granted planning permission passed for alterations and extension to convert into a fitness studio with three studio rooms and two offices.

The ground floor accommodation currently offers 58.47sqm (630sqft) of retail space with a shop front, counter and additional rear retail space. A spiral staircase from the rear retail space leads to the first floor accommodation, offering the same floor area as the ground floor which is currently divided to provide for three offices, staff kitchen and toilet facilities.

In addition to the main accommodation, there is an enclosed yard (currently overgrown) with two lean-to outbuildings and a single storey brick built unit (previously the sorting office to the Post Office) offering 19sqm (206sqft) of storage space. This could be put to other uses such as workshop, etc.

The first floor accommodation lends itself to be converted into a self-contained flat, subject to the usual planning permissions, etc.

The property is located on the old Derby Road on a busy crossroad junction linking Nottingham and Derby, and the nearby towns of Stapleford and Long Eaton. Junction 25 of the M1 motorway is less than a mile away.

Equally suited to the property investor or business owner/occupier with immediate vacant possession available, a viewing is recommended to appreciate the potential.



AGENT'S NOTE

Granted planning permission application reference ERE/0722/0042 Erewash Borough Council 1st November 2022. Demolition of outbuildings to rear and erection of a single storey rear extension to create two office units, change of use of ground floor and first floor of existing property from a Post Office to fitness studios, installation of new and replacement shop fronts and alterations to windows and doors.



DERBY ROAD SANDIACRE

TOTAL FLOOR AREA: 1414 sq.ft. (131.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.