



## SITUATION

Located in the Town Centre adjacent to a Retail Park which includes Matalan and within 300 yards of the **Intu Centre** (now renamed Derbion) which includes such major multiples as **Marks & Spencer, Boots, Next** and **Sainsbury's**.

Derby is approx. 10 miles west of Nottingham and one of the major towns in the Midlands.

## PROPERTY

### 3 interconnecting commercial buildings:

- No. 77 is a mid terraced building planned on ground and first floor.
- No. 79 is a mid terraced building planned on ground, first and second floors.
- No. 81 is an end of terraced building planned on ground, first and second floors.

In addition, there is drive in access to the rear of No. 81 to a yard for parking up to 4 cars.



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**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note: There is a 6 week completion.**

**£26,500** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

### Vendor's Solicitors

Gardner Leader LLP

Tel: 01635 508 080 Ref: Greg Humphreys

Email: g.humphreys@gardener-leader.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

