

Fletcher & Company

6, 4A & 4B

Wirksworth Road, Duffield, Belper, DE56

Offers Over £400,000 Freehold



- Exceptional Mixed-use Investment
- Ground Floor Commercial Unit - Valuable Retail or Office Space
- Two Residential One bedroom Apartments Located Above
- Opportunity to Acquire a Tenanted Portfolio
- Currently Leased to Ensure Consistent Income for the Investor
- Both Apartments Comprise Stylish Open Plan Living Space
- Situated in This Highly Desirable & Sought-After Village
- Apartment Furniture & Appliances Included in the Sale
- Internal Viewing is Strictly by Appointment





Summary

This is an exceptional, mixed-use investment opportunity, presenting the chance to acquire a tenanted portfolio situated in the highly desirable and sought-after village of Duffield.

This charming property comprises a ground floor commercial unit which serves as a valuable retail or office space, along with two residential one bedroom apartments located above. Each of these units is currently leased under favourable terms that ensure consistent income for the investor.

Specifically, the ground floor commercial unit operates under a secure five year lease agreement, generating an annual rent of £10,800. In addition to this commercial space, Apartment A is leased at £895 per calendar month whilst Apartment B commands a rental price of £750 per calendar month. When combined, these leases contribute to a total annual revenue of £30,540. This investment not only offers immediate cash flow but also holds potential for long-term appreciation in value due to its prime location and tenant stability, within this vibrant community.

Internal viewing is strictly by appointment to avoid any interruption to the existing tenants and operating business.

F&C

The Location

The village of Duffield is extremely sought after with an excellent range of amenities including a varied selection of shops and schools including The Meadows and William Gilbert Primary Schools and the noted Ecclesbourne Secondary School. There is a regular train service to Derby City Centre which lies some five miles to the south of the village. The thriving market town of Belper is situated three miles north of the village and provides a more comprehensive range of shops and leisure facilities. Local recreational facilities within the village include squash, tennis, football, cricket and Chevin golf course.

A further point to note is that the Derwent Valley in which the village of Duffield nestles is one of the few World Heritage Sites.

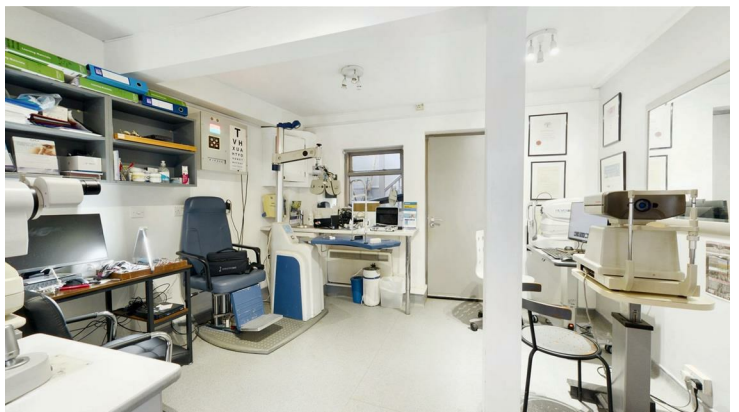
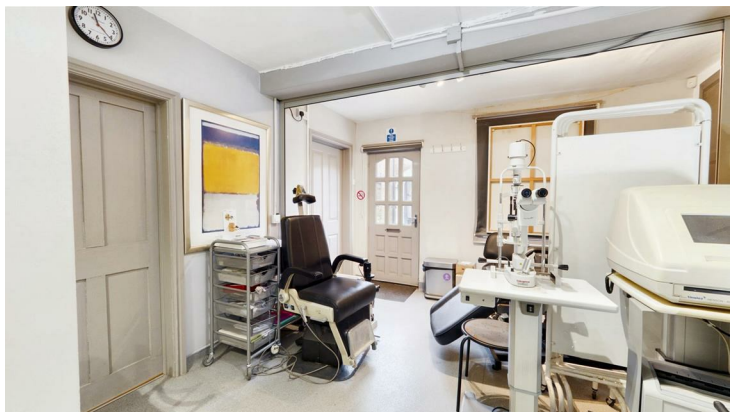
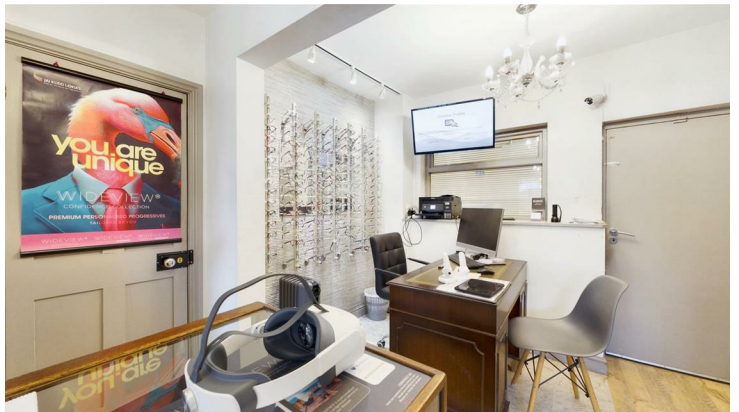
Accommodation

Ground Floor

COMMERCIAL UNIT

17'4" x 12'4" x 17'5" x 9'3" (5.30 x 3.77 x 5.33 x 2.83)

The ground floor commercial unit consists of two retail spaces, each featuring independent customer access. Additionally, there is a cloakroom equipped with a washbasin and low level WC. Each retail space has access to a kitchen and storage area.



Hallway

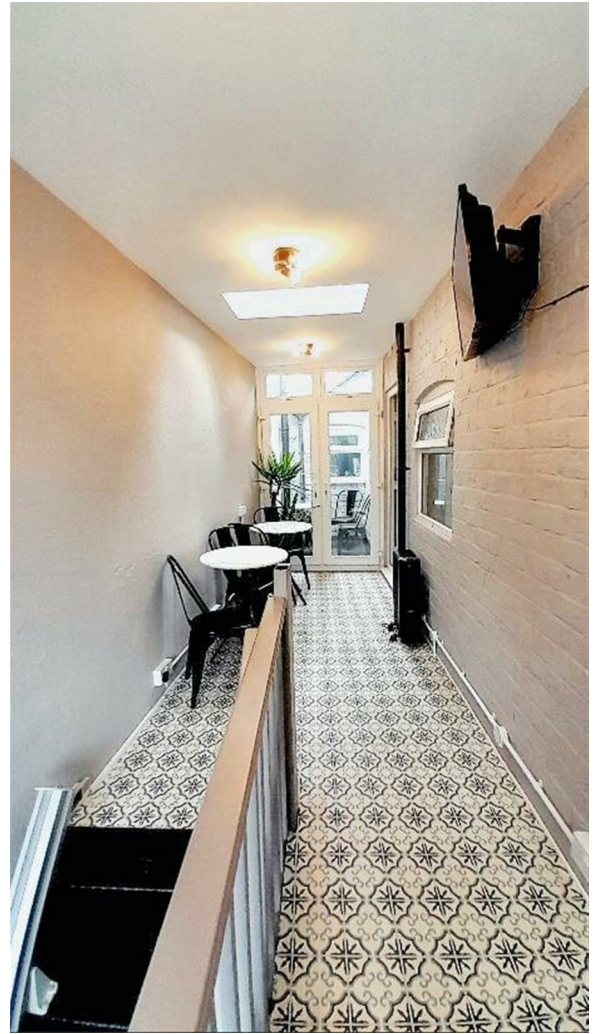
18'5" x 5'1" (5.62 x 1.55)

A hallway leads to a side corridor that provides separate access and a staircase leading to the apartments above.

First Floor

23'6" x 4'11" (7.17 x 1.50)

This floor includes a landing area that connects to both Apartments A and B.



APARTMENT A



Entrance Hall

6'3" x 3'8" (1.93 x 1.14)

Apartment A can be accessed via another uPVC double glazed door leading into an entrance hall that provides entry to the open plan living space, shower room and inner hallway.

Open Plan Living Space

15'11" x 10'10" (4.87 x 3.31)

Complete with a dining area and fitted kitchen featuring matching base units as well as eye-level cabinets and drawers for ample storage with worksurface over incorporating a one and a half bowl stainless steel sink unit with Swan neck mixer tap. Appliances include a fitted cooker with ceramic hob, oven, grill and extractor hood over, fridge/freezer (included in the sale) and an integrated dishwasher.

Bathroom

6'4" x 6'0" (1.94 x 1.84)

With a three-piece suite comprising a low-level WC, pedestal wash handbasin and recessed bath with fitted electric shower over.

Inner Hallway

3'0" x 2'5" (0.92 x 0.74)

This space has plumbing available for an automatic washer dryer (included in the sale) and additional storage with return staircase leading to the second floor.

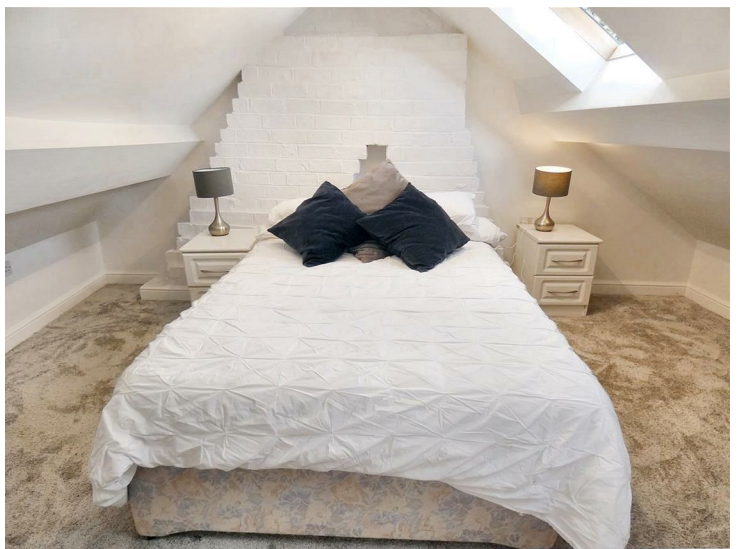
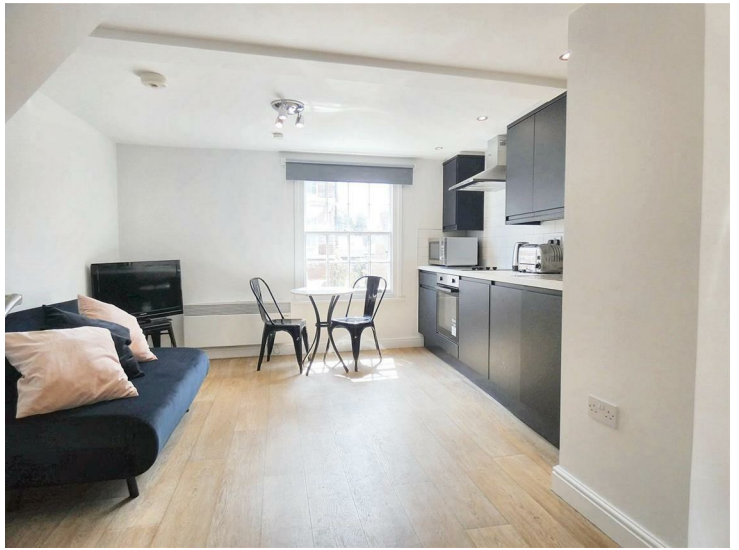
Second Floor

Double Bedroom

14'11" x 10'1" (4.56 x 3.08)

A double bedroom with vaulted ceiling and Velux window to the rear.

APARTMENT B



Entrance Hall

4'0" x 2'8" (1.23 x 0.82)

Apartment B is accessed through a uPVC double glazed door opening into an entrance hall which further leads into the open plan living space, shower room and staircase leading to the second floor.

Open Plan Living Space

14'4" x 11'9" (4.37 x 3.60)

This well designed open-plan living area incorporates a dining space and fitted kitchen. The kitchen has been recently upgraded with modern handle-less base, eye-level and drawer units complemented by worksurfaces that incorporate a single bowl stainless steel sink unit with swan neck chrome mixer tap and matching tiled splash-back. Appliances include a four ring electric hob with an oven below and an extractor hood above along with an integrated dishwasher and washer dryer.

Shower Room

The shower room features a three-piece suite comprising of low-level WC, vanity wash handbasin and recessed shower enclosure.

Second Floor

Double Bedroom

15'0" x 12'3" (4.59 x 3.75)

On the second floor, there is also a double bedroom characterised by its vaulted ceiling and Velux window to the rear.

VIRTUAL TOUR AVAILABLE BY REQUEST

TENANCY INFORMATION

The ground floor commercial element Let to Midland Optical Enterprises Ltd (CRN: 11614654) for a term of 5-years with effect from (wef) 28.06.2024 at a rent of £10,800 (per annum exclusive). The lease is internal repairing and insuring.

Apartment A is let on an assured shorthold tenancy (AST) agreement at a rent of £895 per calendar month (pcm), for 12-months wef 09.08.2024.

Apartment B is let on AST at £750 pcm for 6-months wef 10.01.2025.

SERVICES

We believe mains electricity, water and drainage are connected to the property. No tests have been undertaken and no warranties are given or implied.

BUSINESS RATES/COUNCIL TAX

From enquiries of the VOA website, the property has the following ratings:

6 Wirksworth Road RV £8,700

Apartment A Council Tax Band B

Apartment B Council Tax Band tbc

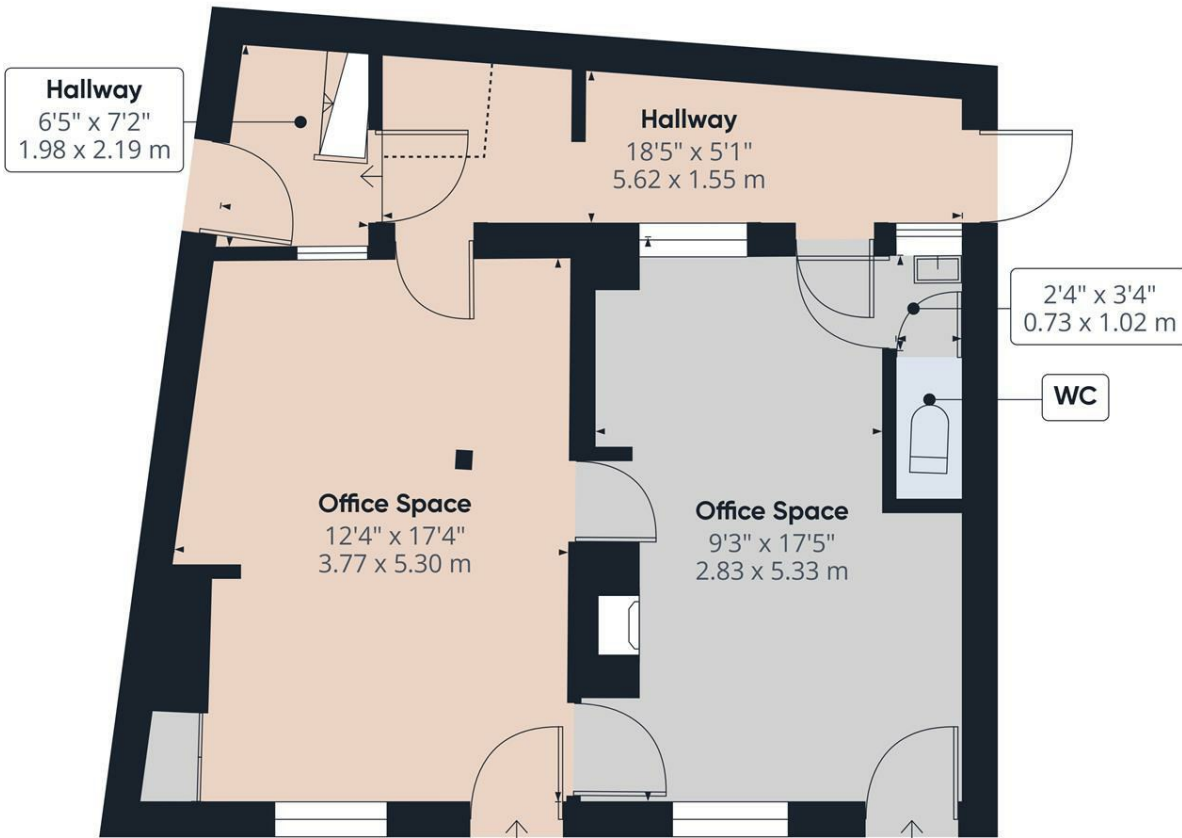
ENERGY PERFORMANCE CERTIFICATE (EPC):

6 Wirksworth Road C65 expires 19.04.2033

Apartment A D55 expires 26.02.2034

Apartment B D58 expires 17.09.2033

TENURE Freehold, subject to the existing tenancies.



Floor 0

Approximate total area⁽¹⁾

540.67 ft²
50.23 m²

Reduced headroom

9.22 ft²
0.86 m²

(1) Excluding balconies and terraces

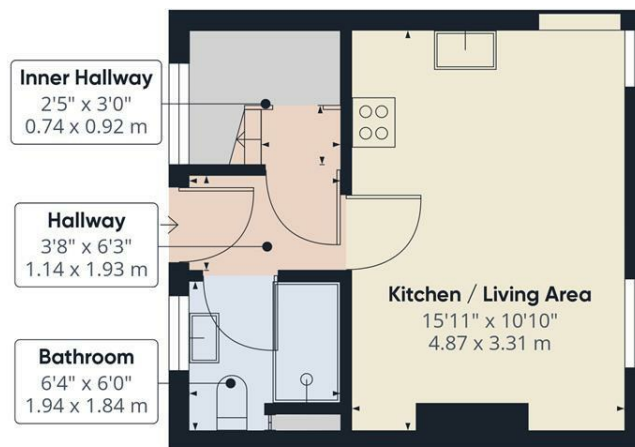
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0

Approximate total area⁽¹⁾

475.02 ft²
44.13 m²

Reduced headroom

111.83 ft²
10.39 m²

(1) Excluding balconies and terraces

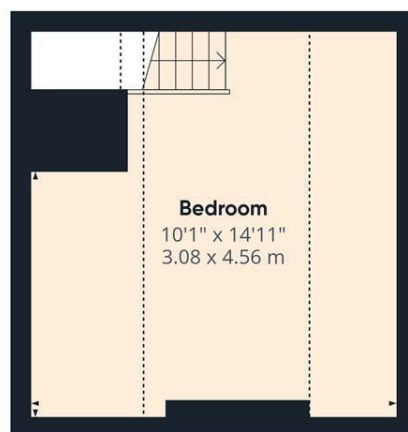
Reduced headroom

..... Below 5 ft/1.5 m

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Floor 1



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	

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Getting there

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Council Tax Band:
Tenure: Freehold

