

Former ATS Euromaster  
126-132 Derby Road  
Stapleford  
Nottingham  
NG9 7AY



GERALDEVE

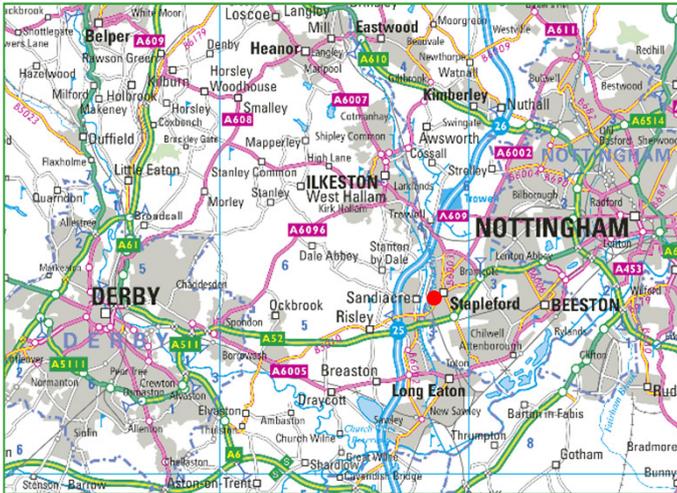
**FOR SALE FREEHOLD  
WAREHOUSE WITH TRADE COUNTER AND OFFICES**

6,676 sq. ft. (620.2 sq. m) GIA



- **Former Motor trade / Industrial unit**
- **Fully fitted trade counter**
- **Front and side loading**
- **Secure yard**
- **Prominent position on Derby Road**
- **0.24 acre site**





### Location

The property is located in Stapleford, a suburb town in Nottingham which is approximately 6 miles to the south west of Nottingham city centre and 10 miles from Derby city centre. The property is located on a very prominent position on Derby Road, giving direct access to A52, 1 mile away.

Stapleford benefits from good motorway links and is approximately 2.5 miles from Junction 25 of the M1.

### Description

The property is a mixture of different ages and types of construction comprising;

- Warehouse of steel portal frame construction with a profile metal sheet roof and 4 electrically operated loading doors. Eaves height of 5.5m.
- Additional warehouse to the rear, accessed via a direct linkway, of brick built construction with an asbestos clad pitched roof and an eaves height of 3.3m. Single manually operated loading door giving access to the side loading yard.
- Fully fitted trade counter with offices and ancillary storage
- Additional offices to the first floor
- Lighting to both warehouses
- Staff and customer WC's
- Secure loading yard
- 4 car parking spaces

### Rateable Value

The property has a rateable value of £35,000 in the 2017 draft valuation.

Interested parties should make their own enquires into the amount of rates payable.

### Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) as follows:

Front Warehouse	1,175 sq ft (109.18 sq m)
Rear Warehouse	3,742 sq ft. (347.55 sq m)
Trade Counter, Offices & Anc.	1,245 sq ft (115.63 sq m)
1 <sup>st</sup> Floor Offices	515 sq ft (47.84 sq m)
<b>TOTAL GIA</b>	<b>6,676 sq ft (620.2 sq m)</b>

### Tenure

The property is currently held on a freehold basis

### Price

On application

### EPC

G(164)

### VAT

VAT will be payable on the transaction.

### Viewing

By appointment only through the sole agents, Gerald Eve LLP:

Georgina Harrington  
gharrington@geraldeve.com  
Tel. 0121 616 4833

George Bassi  
gbassi@geraldeve.com  
Tel. 0121 616 4834



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