



4a & 5 Bramble Street, Derby, Derbyshire, DE1 1HU

FOR SALE

Prime City Centre development opportunity with planning consent for 6 apartments

- Located within Derby City Centre next to the much anticipated Becketwell Regeneration Scheme
- Full planning consent for conversion to residential use
- The site has a combined Gross Internal Area circa 3,798 sq ft / 353 sqm



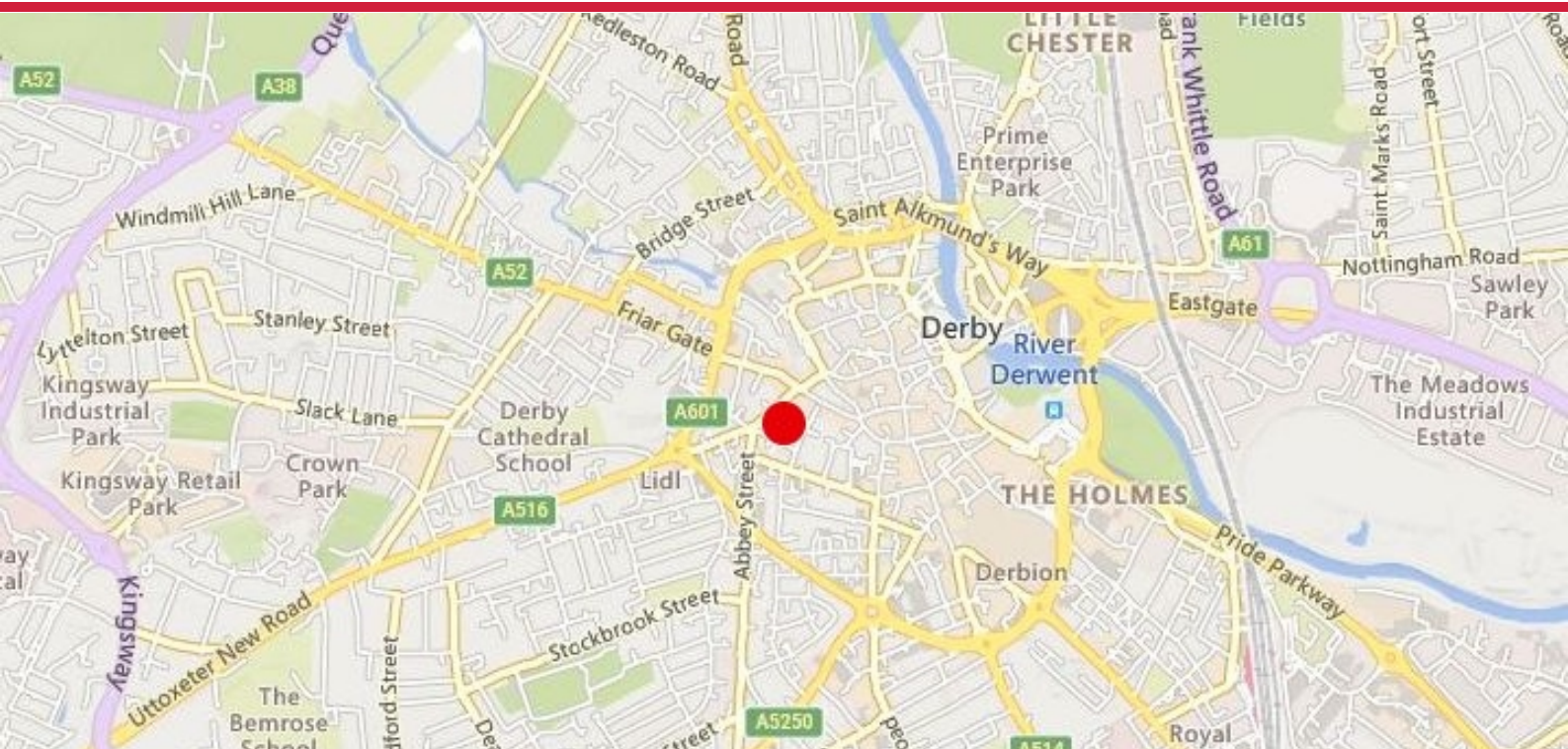
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Location

The property is situated within Derby City Centre, accessed via Bramble Street, with the much anticipated Becketwell Regeneration Scheme within a short walk. The Derbion shopping centre, Derby's Cathedral Quarter and a wide range of other facilities are also close by.

Description

This is a valuable opportunity to purchase a City Centre residential development opportunity which comprises two Victorian era buildings traditionally built of brick and slate, centred around a communal courtyard with self-contained gated access.

The available opportunity currently has planning consent granted by Derby City Council under reference 23/00079/PNRIA for the change of use from offices to 6 apartments.

Built over three storeys across two properties, the proposed apartments vary in size and will all be fully self-contained comprising a living room / dining room / kitchen, one double bedroom and ensuite shower room.

This area of Derby City Centre is currently on the rise with significant interest ongoing which includes the brand new performance venue due to open in early 2025 with St James' Securities redevelopment of Duckworth Square currently completed within phase one of the Becketwell Regeneration Scheme.

We anticipate due to redevelopment within the area the completed scheme will be suitable for letting out to professionals and / or short term lets from those attending the nearby performance venue.

Accommodation

The accommodation is measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

Total Gross Internal Area: 3,798 sq ft / 353 sqm

Area	Sq Ft	Sq M
4a Bramble Street	2,162	200.85
5 Bramble Street	1,636	151.98
	3,798 Sq Ft	352.83 Sq M

Planning

Full planning consent has been granted by Derby City Council under reference 23/00079/PNRIA.

Further information including plans, planning consents and site details are available from BB&J Commercial at request.

Services

It is understood that all mains services are available to the scheme.

Business Rates

The properties are currently listed on the Valuation Office website as having a rateable value of:

4a Bramble Street: £12,000
5 Bramble Street: £8,900

Interested parties are advised to contact the local building authority for further information with regard to the rates payable.

Tenure

The properties are available to purchase freehold with vacant possession.

Price

Offers are invited in excess of £400,000

Energy Performance

This is to be assessed.

VAT

We have been informed by the owners the site is not subject to VAT.

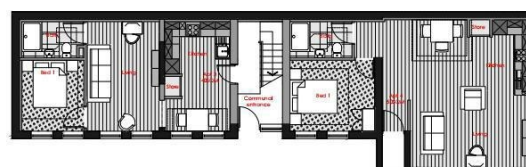
All figures quoted are exclusive of VAT.

Legal Costs

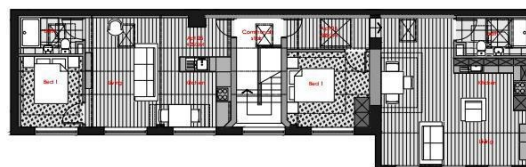
Each party is to bear their own legal costs in connection with this transaction.

Viewing

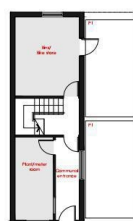
Strictly via appointment with sole agent BB&J Commercial.



GROUND FLOOR-PR
1/150M
1-150



FIRST FLOOR-PR
1/150M
1-150



GROUND FLOOR-PR
1/150



FIRST FLOOR-PR
1/150



SECOND FLOOR-PR
1/150



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BB&J Commercial can confirm the following:

- (i) These marketing particulars are prepared for guidance purposes only and do not constitute part of an offer or a contract whatsoever or a statement of representation upon which any reliance can be placed.
- (ii) All measurements, areas and distances are approximate and all descriptions, condition, permissions for use and occupation should not be relied on and any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
- (iii) Neither BB&J Commercial or any of its employees or agents has any authority to make or give representation or warranty whatsoever in relation to the property.
- (iv) BB&J Commercial have not tested any apparatus, equipment, chattel, services etc and therefore can give no warranty as to their availability, condition or serviceability.
- (v) All prices, rents, service charges etc are quoted exclusive of VAT unless stated otherwise.