



Chartered Surveyors

# 7 Bramble Street

Derby, DE1 1HU

For Sale: £149,500 ono



Self Contained City Centre offices OR development opportunity to  
convert to residential (subject to planning)



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# 7 Bramble Street,

## Derby, DE1 1HU

### Location

Bramble Street, located within Derby city centre, lies immediately behind The Wardwick and is approached from either Becket Street or Curzon Street. It is within striking distance of Friar Gate and St Peter's Street which offer a variety of amenities including bars and restaurants.

### Description

The property comprises a self-contained, two-storey terraced property arranged over 2 floors providing good quality office accommodation. Accessible roof space fully boarded for archive storage.

The accommodation currently provides:

- Carpeted and heated office accommodation
- Fully Heated
- Fire and intruder alarms
- WC facilities and Kitchen on ground floor including disabled toilet and access ramp.
- Telephone points
- Recently decorated through-out

### Accommodation

Net Internal Area:

|              |                    |                 |
|--------------|--------------------|-----------------|
| Ground Floor | 517 sq ft          | 48.02 sq m      |
| First Floor  | 721 sq ft          | 66.99 sq m      |
| <b>Total</b> | <b>1,238 sq ft</b> | <b>115 sq m</b> |

**The roof void is largely boarded for storage, has a loft ladder, lighting and roof light and could be enlarged with a dormer window (stp)**

### Services

It is understood that all services (except gas) are available and connected to the property.

### Rates

Property Description: Office and Premises  
Rateable Value - £7,600

### Price

£149,500 ono

### Redevelopment Opportunity

Subject to planning the property easily lends itself to conversion to either single house or separate apartments.

The ground could transform to a one bedroom flat while the first floor a two bedroom flat

The property is not listed nor sits in a conservation area

### EPC

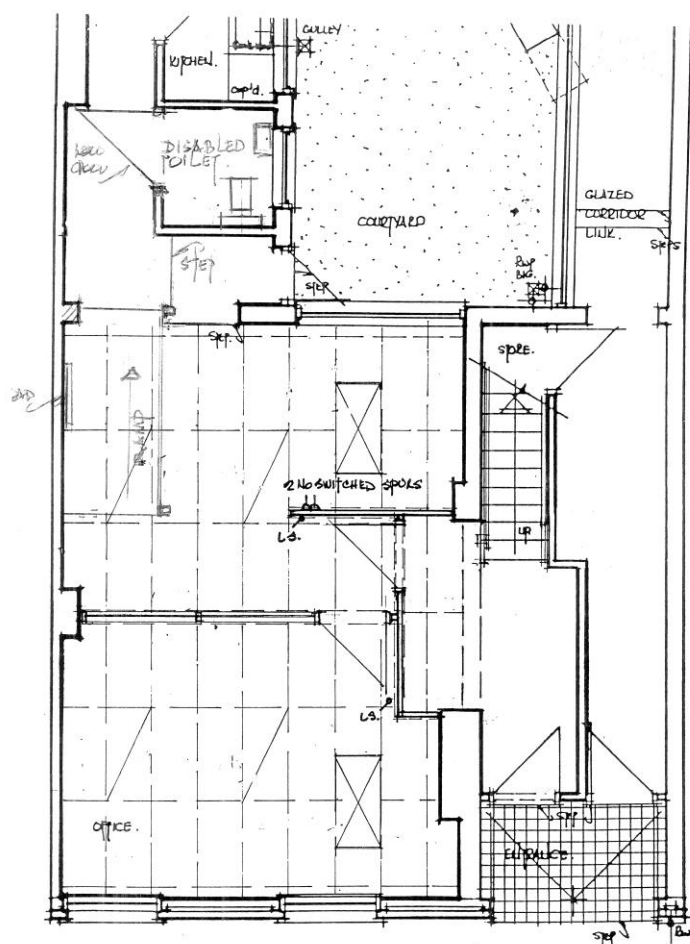
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0260-6997-0359-4010-8080>

### Viewing

Strictly by appointment with sole agents, Milner Commercial Chartered Surveyors.

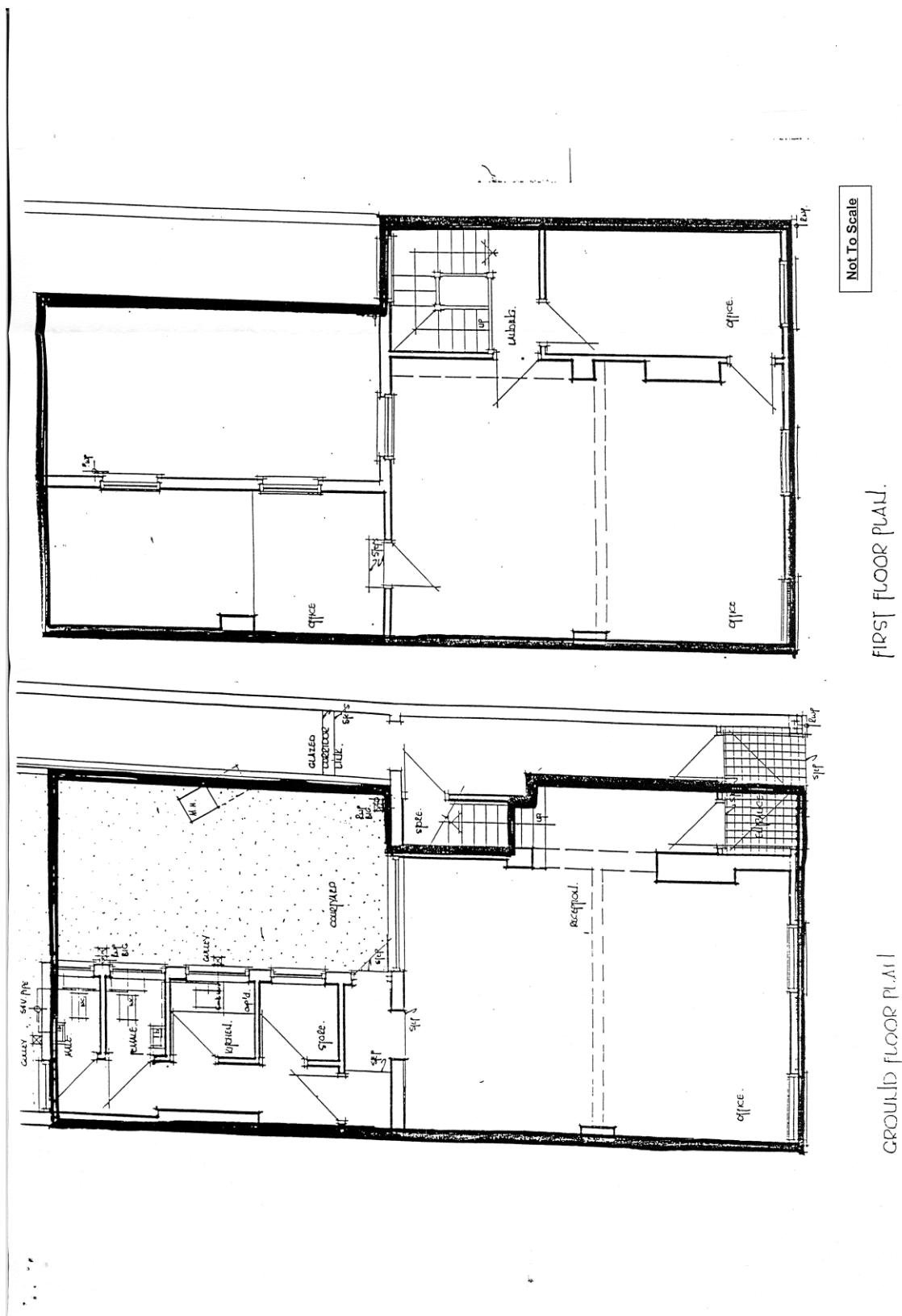
Contact –

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GROUND FLOOR PLAN.

Milner Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of the intended purchaser and lessees, and do not constitute, nor constitute part of an offer or contract; ii) all, descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statement of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Milner Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.



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