



Chartered Surveyors

# 29 York Street

Derby, DE1 1FZ

For Sale: £275,000 ono



A grade 2 listed former town house built circa 1840 converted to office use capable of conversion to residential (stp)

- Lovely example of early Victorian town house, with many original features.
- Prominent position at junction of Vernon Street and York Street
- Ideal for a live work arrangement

# 29 York Street, Derby, DE1 1FZ

## Location

This property is located at the junction of York Street and Friar Gate. The Friar Gate area of Derby offers a wide and varied range of local facilities, including many fashionable bars and restaurants and local cafes. It has ease of access to the Cathedral Quarter and the City Centre.

## Description

Occupying a favoured location in the heart of the Friar Gate Conservation Area at the junction of Vernon and York Street, this attractive white painted Georgian Grade II Listed residence currently providing exclusive office accommodation for a prestigious architects practise. Due to re-location the premises are to be made available on its current use but with obvious potential for conversion into residential accommodation subject to the granting of planning consent.

The property currently provides, on the ground floor, entrance hall with staircase off, front office/meeting room, which could easily for a sitting room, there is a rear office which could provide dining facilities and an already fitted kitchen. To the first floor there are two office rooms, again both could easily provide bedroom facilities, a third office which has the facilities two separate cloakrooms. There is a good sized attic room, again currently providing office facilities but could easily form a bedroom. Plans have already been proposed and drawn as shown on the sales particulars for its conversion into a fine period residence for residential occupation and use.

The sale provides a good opportunity to acquire a sensibly priced semi-detached elegant residence in this popular location.

## Accommodation

Net Internal Area:

Ground Floor	462.5 sq ft	42.97 sq m
First Floor	464.5 sq ft	43.16 sq m
Second Floor	141.8 sq ft	13.17 sq m
<b>Total</b>	<b>1068.8sq ft</b>	<b>99.3 sq m</b>

## Services

It is understood that all services are available and connected to the property.

## Rates

Property Description: Office and Premises  
Rateable Value - £8,500

## Price

£275,000 ono

## EPC

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0797-0231-6230-1900-9703>

## Viewing

Strictly by appointment with joint agents Milner Commercial Chartered Surveyors and Scargill Mann & Co.

Contact –

**Peter Milner**

[phm@milnercommercial.com](mailto:phm@milnercommercial.com)

01332 734 734

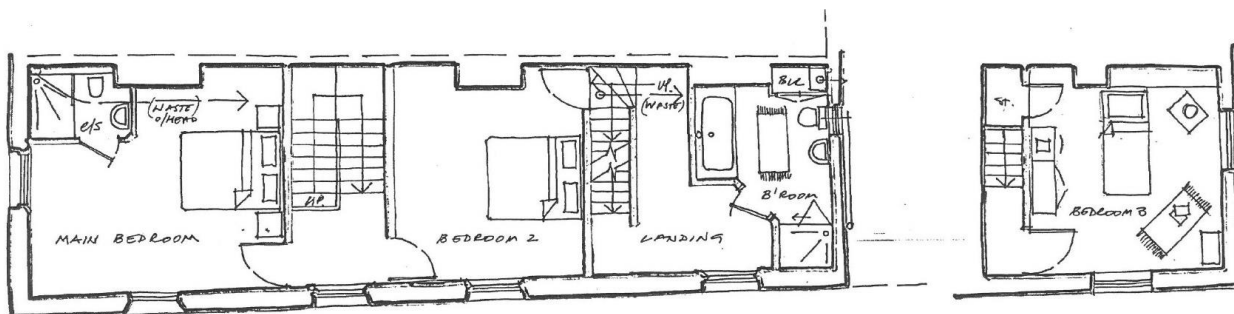
**Scargill Mann & Co (Derby Office)**

[derby@scargillmann.co.uk](mailto:derby@scargillmann.co.uk)

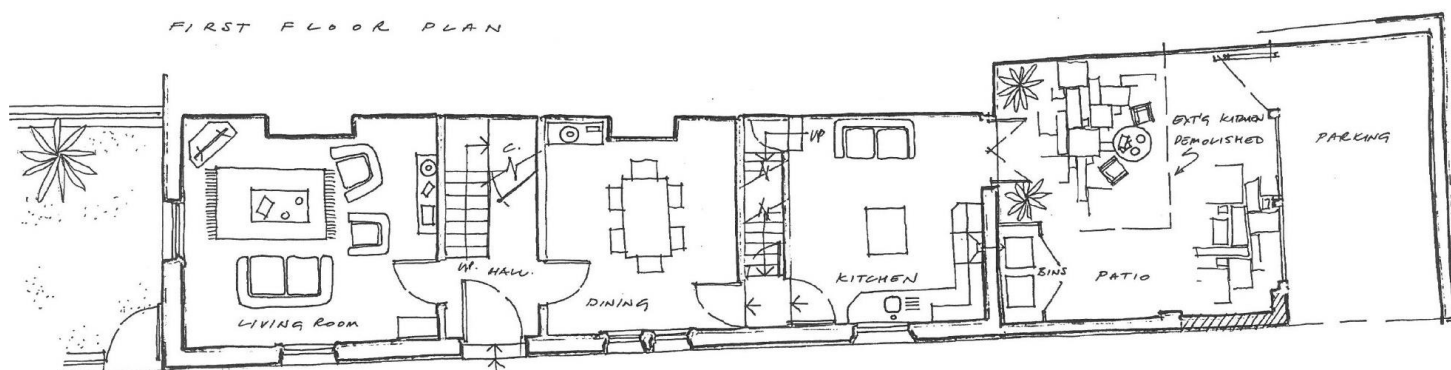
01332 207 720



## Plans – Sketch scheme for conversion.



FIRST FLOOR PLAN



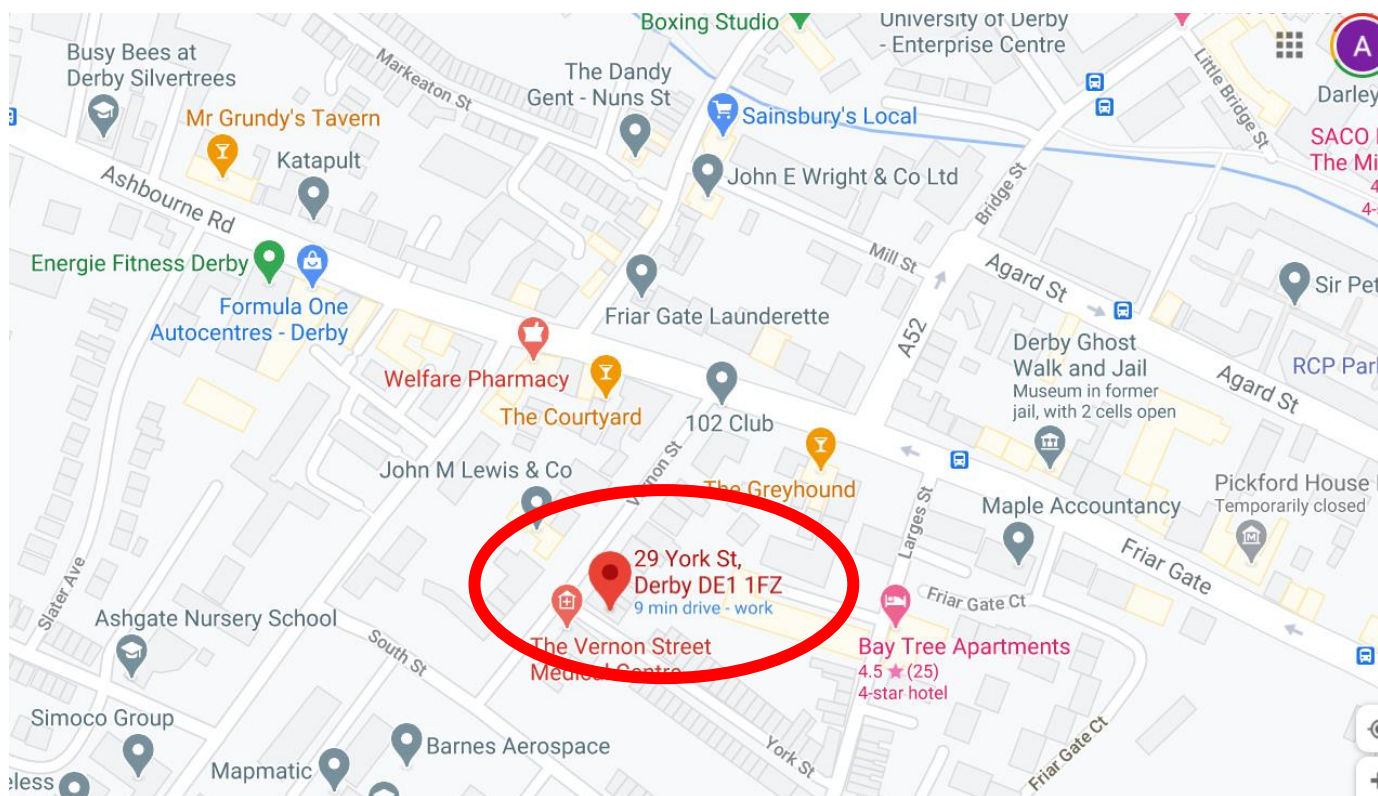
GROUND FLOOR PLAN

SKETCH SCHEME:  
29 YORK STREET, DERRY, DE11FZ

© BLAIR GRATTON ARCHITECTS LTD. 08/XX



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 lessee, 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.



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 lessee, 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.