

Press Release 2024



NEW TO THE MARKET MULTI- USE COMMERCIAL INVESTMENT IN DERBY CITY CENTRE



On behalf of private clients, FHP Property Consultants are delighted to bring to the market this multi-use income producing commercial investment opportunity in Derby city centre. The property is located on Nottingham Road just off the A52. The city centre is a 0.5 mile walk away with the bus station being 10 minutes' walk and the main railway station 15 minutes' walk. The property provides a two-storey terraced building of brick construction and is fitted out as a café on the ground floor with open dining to the front and kitchen/storerooms and basement storage. Above is first floor open plan office accommodation. It has the opportunity to be converted into residential. Externally there is outdoor terracing to the rear of the property, currently used as outdoor dining by the café.

FHP are marketing the property asking for offers in the region of £250,000 showing a gross initial yield of 7.8%.

Corbin Archer of FHP Property Consultants commented:

"This property offers a rare opportunity for an investor to purchase a multi-use income producing investment in the city centre with residential conversion potential. If you are interested, please contact me on the contact details below."

For further information on the above, please contact Corbin Archer on 07929 716 330 or corbin.archer@fhp.co.uk.

ENDS

August 2024