

1 – 2 Sadler Gate Bridge | Derby | DE1 3NL

Income producing student accommodation and office investment in City Centre location

10.00% Gross Initial Yield

- Fully let and income producing for the next academic year up to July 2025
- Prominent position on Sadler Gate in Derby City Centre
- Recently renovated in 2020
- Rental increase of 18% over the past three years
- 6 studio flats producing £52,515 per annum
- Retail unit let to Social Moody Ltd producing £12,600 per annum. Let on a 3 year term from July 2024
- Total rental income £65,115 per annum
- Price - **£650,000** to show a gross initial yield of **10.00%**



FOR SALE



Location



Gallery



Video



Contact



Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time. The city is home to Derby University, where approximately 29,000 students are enrolled. Derby University's School of Law and Social Sciences building; One Friar Gate Square is located a 5-minute walk from the premises.

The building is well located in the heart of Derby's City Centre, within the pedestrianised boutique fashion pitch of Sadler Gate. The street links Bold Lane with Derby's Market Place in Derby's scenic and historic Cathedral Quarter Business Improvement District.

The Property

The property comprises a building of masonry construction beneath a pitched and slate clad roof built in 1900 which was recently renovated in 2020. Plans are available on application.

The accommodation provides a ground floor self contained office unit with storage, w/c and kitchenette and a student entranceway/ lobby. The first and second floor includes three self contained studio flats per floor. The rear of the property has a fire exit and bike storage. The specification of the studio flats include:-

- Fully fitted kitchenette inc. electric hob, microwave oven & a fridge
- Bathroom inc. shower, w/c and wash basin
- Individual heating controlled by Google Nest in each studio and Smart TV's





Accommodation

The property comprises the following net internal areas:

1-2 Sadler Gate Bridge	M ²	Ft ²
Ground floor office	35	377
Ground floor student entranceway/ lobby	14	151
Studio flat 1	14	151
Studio flat 2	14	151
Studio flat 3	21	226
Studio flat 4	14	151
Studio flat 5	15	161
Studio flat 6	15	161
Total	142	1,529

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

EPC

The retail unit has an Energy Performance Certificate Rating of C70. The studio flats has an Energy Performance Certificate Rating of between C69 & C74.



Income

The ground floor is let Social Moody Limited on a fixed term internal repairing and insuring lease for a period of 3 years from 1st July 2024 to and including 30th June 2027. The current rent is £12,600 per annum and the deposit for the unit is £2,000. A copy of the lease is available upon request.

The 6 student studio flats are producing £52,515 per annum from July 2024. See the schedule below for a breakdown of the rent per month of the whole property:

1-2 Sadler Gate Bridge	Income per month	Income per year
Studio flat 1	£690	£8,285
Studio flat 2	£715	£8,580
Studio flat 3	£802	£9,620
Studio flat 4	£696	£8,350
Studio flat 5	£715	£8,580
Studio flat 6	£758	£9,100
Ground floor office	£1,050	£12,600
Total per month	£5,426	£65,115

Outgoings

We have been advised that the outgoing for the property include electricity, gas, water, WIFI, and agency fees, total circa £10,000. A full breakdown is available upon request.



Revenue Growth

Year	22/23	23/24	24/25
Studios	£42,900	£45,720	£52,515
Office	£12,000	£12,000	£12,600
Total	£54,900	£57,720	£65,115

Studios have been fully let since completion of the conversion in 2021. There is a shortage of modern studios in the area which is reflected in the rental uplift of the past three years.

Tenure

The property is available on a freehold basis subject to the occupational tenancies.

Identity Checks

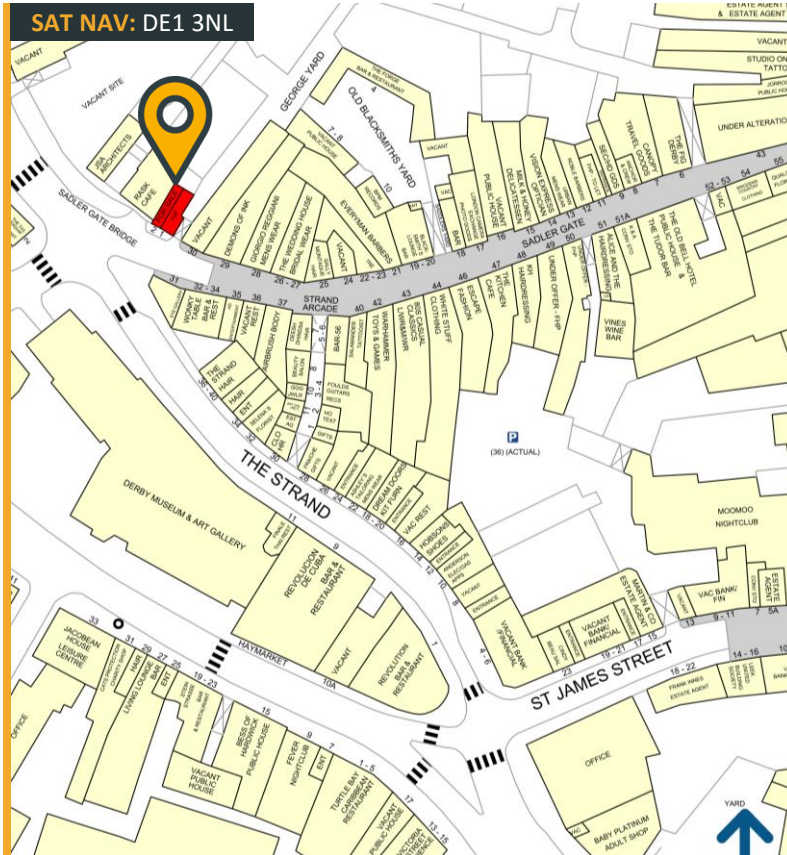
In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Viewings

Viewings is by prior arrangements with the sole selling agents.



Price

The property is available at a price of:

£650,000

to show a gross initial yield of 10.00%.

VAT

We understand the property is **NOT** elected for VAT.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please click here to read our "Property Misdescriptions Act". E&OE.