



102 Club - 73 Friar Gate, Derby - DE1 1FN

- Derby City Centre Club Premises for sale
- Offers in the region of £325,000
- On the Instructions of Forvis Mazars
- 4736 Sq ft building over 3 floors
- Grade II listed building
- Closing bids Monday 16th December
- Vacant possession upon completion

Summary

Description

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A Grade II listed building close to Derby City Centre. Currently occupied by the the club owners, and being sold with vacant possession upon completion. The property has rear access to the fire escape and external smoking shelter, and comes with 1 parking space (The Car park to the rear is NOT included).

Accommodation

The accommodation comprises the following areas:
Ground floor Club room with bar servery into snooker/pool room
First floor function room with bar servery
Basement beer cellar
2 parking spaces to rear
Managers flat on the first and second floors - 2 bedrooms plus lounge, kitchen and bathroom

Location

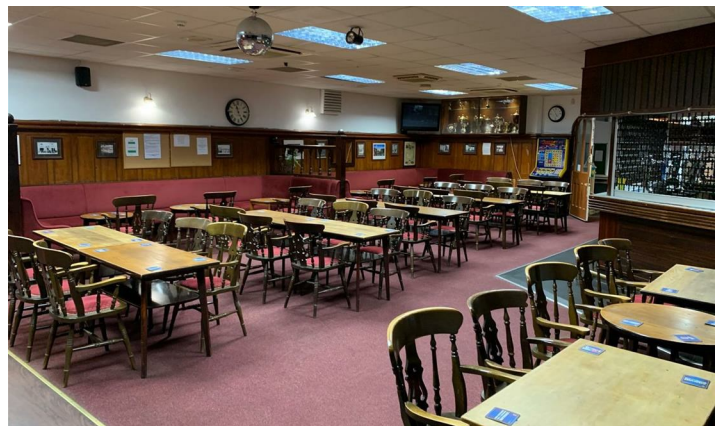
Derby with an estimated population of 250,000 in the city and surrounding areas has extensive transport links with other areas of the country. The M1 motorway passes about ten miles (16 km) to the east of the city, linking Derby southwards to the London area and northwards to Sheffield and Leeds. Other major roads passing through or near Derby include the A6, A38, A50, A52 (Newcastle-under-Lyme to Mablethorpe, including Brian Clough Way linking Derby to Nottingham) and A61 (Derby to Thirsk via Sheffield and Leeds).

Viewings

Viewing is strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Terms

Offered For Sale Freehold with Vacant Possession. Guide price £325k (The purchase price maybe subject to VAT).



Viewing and Further Information

Ben Freckingham

Email: office@pandfcommercial.com

Tel: 01664 431330

