



## Vernon House, Vernon Street, Derby

Derby City Centre mixed  
investment for sale

Offers over £1,400,000 (NO VAT)

ERV - £160,000 per annum

- Offers over £1,400,000
- Gross rental income £160,000 from the 6 separate properties
- Let and Managed by P & F Commercial
- Derby City Centre
- Mixed Commercial investment with 1 student House

# Vernon House, Vernon Street, Derby

## Summary

Available Size: 2,000 to 14,618 sq ft  
Price Auction: £1,400,000  
Business Rates: Upon Enquiry  
VAT: No VAT on the purchase Price  
Legal Fees: The tenant will contribute to the legal fees as part of the auction conditions.  
EPC Rating: C (69)

## Description

1 Vernon street - 5 serviced offices - income £19,585  
2 Vernon Street - 4 serviced offices - income £27,300  
Vernon House - 9 serviced offices - income £56,748  
The Courtyard - Public House - Lease expiry - 13th April 2032 - passing rent £22,500 per annum  
Betfred - Lease expiry - 18th September 2026 - passing rent - £21,000 per annum  
71 Friar Gate - 2 bedroom student house - Let 24/25 - £13,668 per annum

## 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).

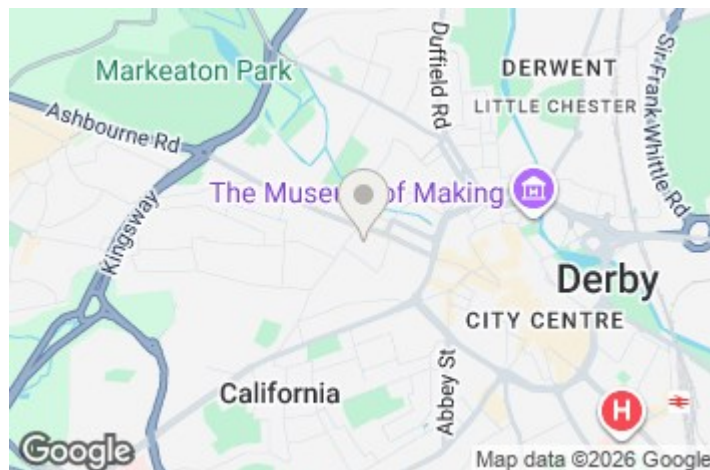
## Accommodation

The accommodation comprises the following areas:

Building - 3 Office Buildings 5,000 sq ft  
Building - 2 Bedroom Student House 2,000 sq ft  
Building - Betfred Investment 2,000 sq ft  
Building - Public House Investment 5,618 sq ft

## Viewing

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



## Viewing and Further Information

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