



**114 DREWRY LANE
DERBY
DE22 3QU**

**DEVELOPMENT OPPORTUNITY
FOR SALE - OFFERS IN REGION OF £175,000**



- Excellent opportunity to acquire site currently occupied by 8 lock up garages with scope for further development (subject to planning consent)
 - Site extends to 60 metres x 12 metres
 - Accessed via Drewry Lane
- Well located within the City of Derby (walking distance to city centre) and close to a good range of amenities

For further details contact Hugh Broadbent of Jones & Company
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Email: hugh@chartex.co.uk

INTRODUCTION

The properties are well located to the rear of Drewry Lane within easy walking distance of Derby City Centre. There are excellent local amenities including restaurants, public houses and various retail shops. The properties also benefit from excellent communication links.

DESCRIPTION

There are eight garages with the scope for further development (subject to planning consent), which would be suitable for a variety of uses including workshop type use. The site is accessed via Drewry Lane.

TENURE

The properties are available freehold and offers in the region of £175,000 are sought.

LEGAL COSTS

Each party to be responsible for their own legal costs associated with this transaction.

RATING

Prospective purchaser to make their own enquiries with Derby City Council on 01332 293 111.

SERVICES

All mains services are understood to be connected or available to the property.

VIEWING

Strictly by appointment with Jones & Company Telephone - (01773) 880012

HB/pjc/29.08.07

Subject to Contract

Property Misdescriptions Act 1991

Whilst we make all reasonable efforts to ensure that these particulars are reliable, the accuracy of any statement contained herein is not guaranteed, nor do such statements form any contract or constitute any warranty. Unless specified to the contrary interested parties should note that:

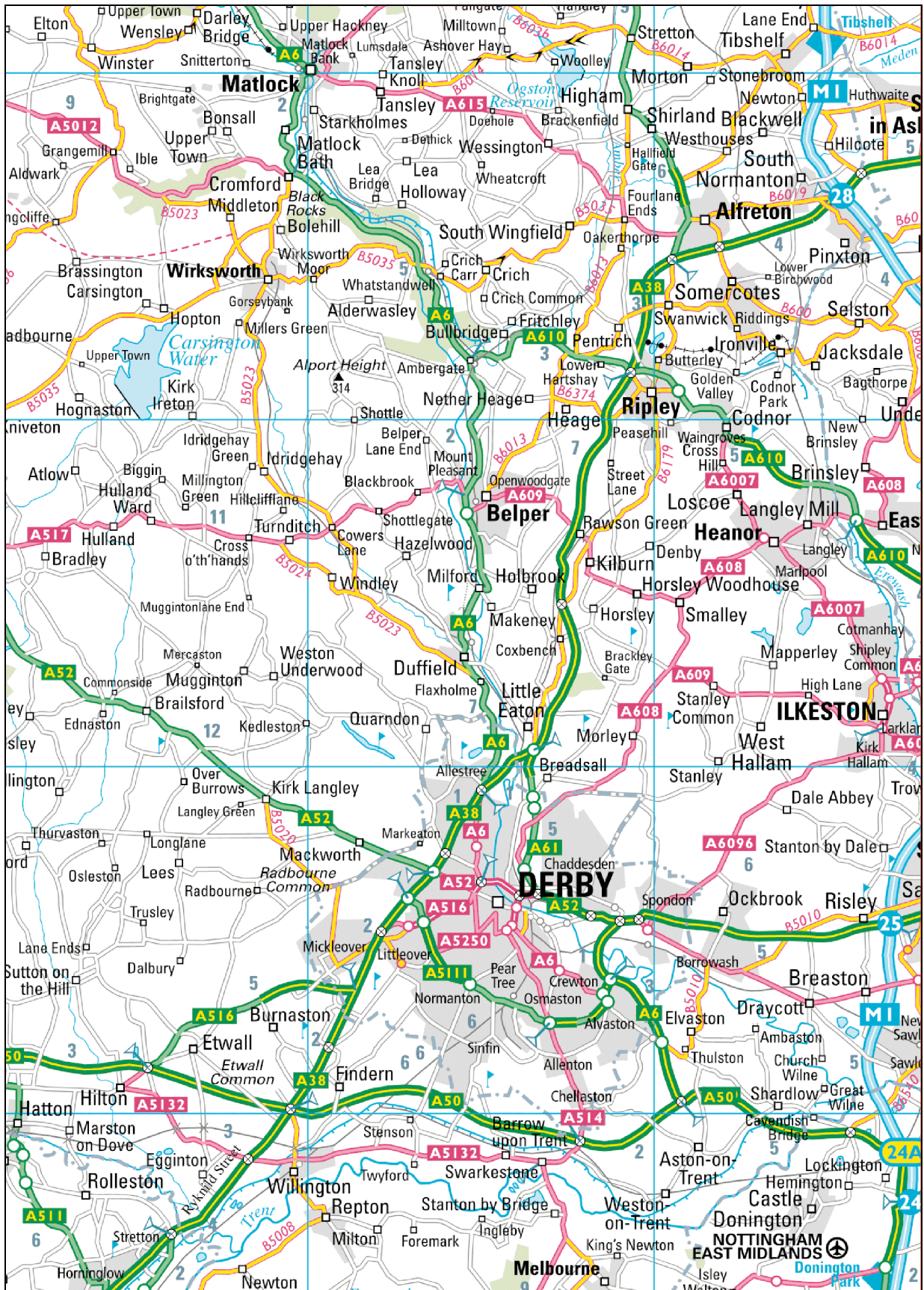
1. All dimensions, distances, floor areas are approximate and for guidance purposes only. Plans supplied or referred to are for identification purposes only
2. We have not tested nor do we test any heating systems, appliances, apparatus, equipment, fixtures or fittings or services and no warranty is given as to their serviceability, condition or availability.
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