



Offers In Excess of £625,000

Former Social Club

Alvaston and Crewton
Men's Social Club,
12 Trent Street, Alvaston
Derby DE24 8RY

OVERVIEW

For sale by private treaty, a substantial former social club together with a bowling green.

Car parking is in front of the property, accessed directly off the south side of Brighton Road. The only access to the bowling green is along the right hand side elevation as you view the property from Brighton Road.

The main entrance is to the left hand side of the car park. As you enter the property, there are toilets to the left hand side, before you enter the main bar area. To the rear left hand side of the main bar area, there is access via a roller shutter onto Trent Street.

To the right hand side of the main entrance, there is another large open plan 'conference area'. A set of stairs adjacent to the toilets at the back of the building provide access to the first floor, previously used as a snooker room, where there is some offices.

For Sale by
Private Treaty

Floor Area
Ground floor: 818.25 m² / 8,808 ft²
First Floor: 152.15 m² / 1,638 ft²
Total: 970.41 m² / 10,445 ft²

Rateable Value
The property has a rateable value of £34,500 with effect from 1 April 2023

EPC
To be confirmed once assessed.

Tenure
Freehold - title no. DY13107 (club)
Freehold - title no. DY230635 (bowling)

VAT
To be confirmed.

Services
We understand the property is connected to mains gas, electricity, water and drainage.

Viewings
Please contact John Pye Property 0115 9706060 property@johnpye.co.uk

FEATURES

- For Sale by Private Treaty
- Former Social Club and Bowling Green
- Development Potential (STP)
- Unconditional offers only
- Total site area of 0.88 acres
- Freehold
- Sold with vacant possession
- Good car parking provision
- Corner plot
- Predominantly single storey building

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