



EATON & HOLLIS

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AUCTIONEERS

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FREEHOLD

WITH VACANT POSSESSION

**A MOST VALUABLE FREEHOLD
HIGH CLASS LADIES FASHION HOUSE
KNOWN AS**

**“ELLE OF MELBOURNE”
33 MARKET PLACE
MELBOURNE
DERBY
DE73 8DS**

**FOR SALE BY AUCTION
AS A GOING CONCERN
ON**

**TUESDAY 29TH NOVEMBER 2011
AT 7PM AT**

The Meadows Inn Cattle Market Chequers Road Derby

Vendors Solicitors:-
BRM Solicitors
Gray Court
99 Saltergate
Chesterfield
S40 1LD
Tel: 01246 555111

Subject to the Conditions of Sale which may be perused at the offices of the Auctioneers or the Vendors Solicitors during the seven days preceding and at the sale of which the purchaser shall be deemed to have knowledge whether examined or not.

ELLE OF MELBOURNE

33 MARKET PLACE MELBOURNE



SITUATION

The property is situated in a prime location in the centre of the small South Derbyshire town of Melbourne and is conveniently situated 3 miles from East Midlands Airport, 10 miles from Derby city centre, 12 miles from Loughborough and 16 miles from Nottingham.

DESCRIPTION

These valuable retail premises form a long established High Class Ladies Fashion House that have the benefit of a central market place position with generous frontage and large public car park to the rear. The 3 storey property includes a ground floor display and sales area, first floor display, fitting area and office/staff room and second floor storage area that has potential for spacious Living Accommodation.

ACCOMODATION

The premises have the benefit of Gas Fired Central Heating throughout.



GROUND FLOOR

Double Fronted Window Display 16' 10 x 6'7 with Entrance and Internal Security Gate.
Carpeted Display Area 15'5 x 15' with sweeping spiral staircase to first floor.

Carpeted Display and Sales Area 26'7 x 13 '2 with extensive clothes hanging display,
Changing Room, Small Office and Storage Area. Rear staircase to 1st floor with access
to rear yard.



FIRST FLOOR

Spacious Display Area around Spiral Staircase Bellestrade 20' 10 x 15'2 with changing room.

Alcove Corner 5'4 x 5'4 overlooking rear public access.



Private Fitting Area 19'7 x 9'



Storage Room 16'2 x 5'9 with internal staircase to 2nd Floor.

Inner Passage

Back Room 21'3 x 15'6 with display area, office, kitchen facilities and WC.
Rear staircase to Ground Floor.

SECOND FLOOR

Having a total area of 48' x 16'8

Compromising 3 store rooms, with Worcester 24 CDI Fired Central Heating Boiler,
Bathroom with WC, Pedestal Wash Basin and Panelled Bath.

Reception Hall

The second floor area has immense potential to convert to spacious Living
Accommodation.

OUTSIDE

Rear Yard with Air Conditioning Unit and access to Public footpath

SECURITY

Internal Security Alarm

External Security Bars to rear windows and door

SERVICES

All mains services are connected.

LOCAL AUTHORITY

South Derbyshire District Council

RATEABLE VALUE £6,700

RATES PAYABLE £2,854.20 per annum

FIXTURES AND FITTINGS

All fixtures, fittings and goodwill are included in the sale.

STOCK

The purchaser may have the option to buy the remaining stock at 75% of the cost price.

COMPLETION

Vacant Possession on completion of the sale will be given on 16th January 2012.

VIEWING

By arrangement with the auctioneers.

PRICE GUIDE £220,000 to £250,000.