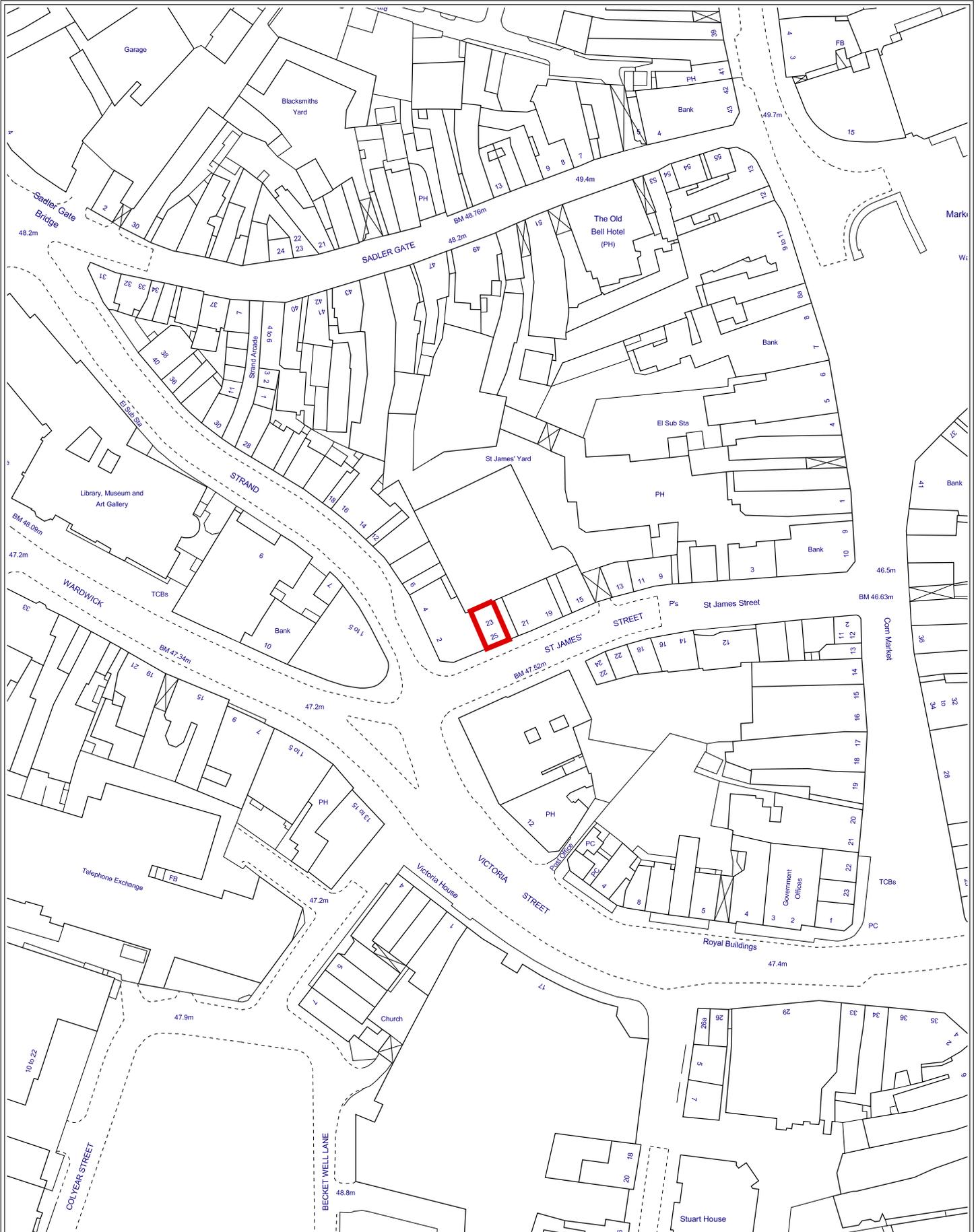


# DER/1104/2188 - 25 St. James Street, Derby.



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