

GADSBY NICHOLS



First & Second Floor, 3-5 Green Lane, Derby, DE1 1RS

Well-appointed salon premises.

Situated within the St. Peter's Quarter of Derby city centre.

Extending to 727sq. ft. / 67.6 sqm.

TO LET - £9,000 pax

First & Second Floor, 3-5 Green Lane, Derby, DE1 1RS

LOCATION

The property is of traditional brick construction, under a pitched, slate-tile clad roof. The property is situated on Green Lane, close to the junction with Victoria Street, within the St. Peter's Quarter of Derby City Centre. Green Lane is an established retailing location and served by excellent public transport links. In addition, Green Lane is in close proximity to The Westfield Centre, Derby Riverlights and the Cathedral Quarter. Nearby occupiers include Primark, Savers, Lapel, Cosy Lounge, and John Rose Jewellers.

DESCRIPTION

The premises consist of first and second floor, with the benefit of laminate flooring throughout, CCTV, gas central heating, WC, kitchen facilities and exposed beams, adding character. The salon space is of an open plan nature, with plumbing in place for three wash basins. In addition to the salon there is a reception, training/staff room and beauty/therapy room.

ACCOMMODATION

The specific accommodation arrangements are as follows:-

FIRST FLOOR

Reception	101 sq. ft.	9.4 sqm.
Training/Staff Room	149 sq. ft.	13.8 sqm.
Storage	33 sq. ft.	3.1 sqm.

SECOND FLOOR

Beauty/Therapy Room	118 sq. ft.	11.0 sqm.
Salon	326 sq. ft.	30.3 sqm.

NIA	727 sq. ft.	67.6 sqm.
-----	-------------	-----------

SERVICES

We understand that mains services are connected.

BUSINESS RATES

Description	Rateable Value
Hairdressing Salon & Premises	£5,300

Subject to satisfying certain criteria, the property may be suitable for Small business Rates Relief.

TERMS

The premises are available at a rent of £9,000 (nine thousand pounds) per annum exclusive (pax), not inclusive of rates or any other outgoings, on an internal repairing & insuring (IR&I) basis, for a term to be negotiated.

VALUE ADDED TAX

We are awaiting confirmation of whether the property is elected for VAT.

LEGAL COSTS

The incoming tenant is to be responsible for the landlord's reasonable legal costs in connection with the lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D83

A copy of the certificate is available on request.

VIEWING

Strictly by prior arrangement through the Sole Agents:-

Gadsby Nichols

Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenants(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT

