

Excellent retail opportunity situated in the heart of Derby City Centre

126m²

(1,357ft²)

- Prominent City Centre location with excellent transport connections
- Opposite Derby's Becketwell regeneration scheme
- Benefits from an existing fitout as a clinic
- Suitable for alternative uses including retail, café/restaurant, offices and more
- Nearby occupiers include Primark, Tesco Metro, McDonalds, Superdrug, Caffè Nero, Savers, Cosy Club and Carnero Lounge
- Rent £20,000 per annum



TO LET



Location



Gallery



Contact

Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time.

Situated within a five minute walk of Derbion Shopping Centre, the premises offers a highly prominent position on Victoria Street, close to the intersection with St Peters Street and Cornmarket. Victoria Street is a major pedestrian and bus/taxi route and is home to a mix of national and local independent occupiers including shops, financial services, cafes and restaurants.

The property sits opposite Derby's £200 million Becketwell Regeneration Scheme. Construction work is well underway on Phase 1 which is to include a 259 apartment block due for completion by early 2023. Other planned phases include a performance venue, new offices and commercial space, a hotel and a multi-storey car park. Nearby occupiers include; Primark, Tesco Metro, McDonalds, Caffe Nero, Savers, Cosy Club, Superdrug and Carnero Lounge.

The Property

Unit 4 forms part of The Royal Buildings. The property provides ground floor sales accommodation with a staff kitchen and WC. Rear servicing is available.

The unit was formerly occupied by a clinic and benefits from an existing fitout.

EPC

The property has an Energy Performance Certificate Rating of D99.





Accommodation

The property comprises the following approximate net internal areas:

Area	M ²	Ft ²
Ground floor	126	1,357
Total	126	1,357

These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Shop & Premises
Rateable Value (2023): £12,000

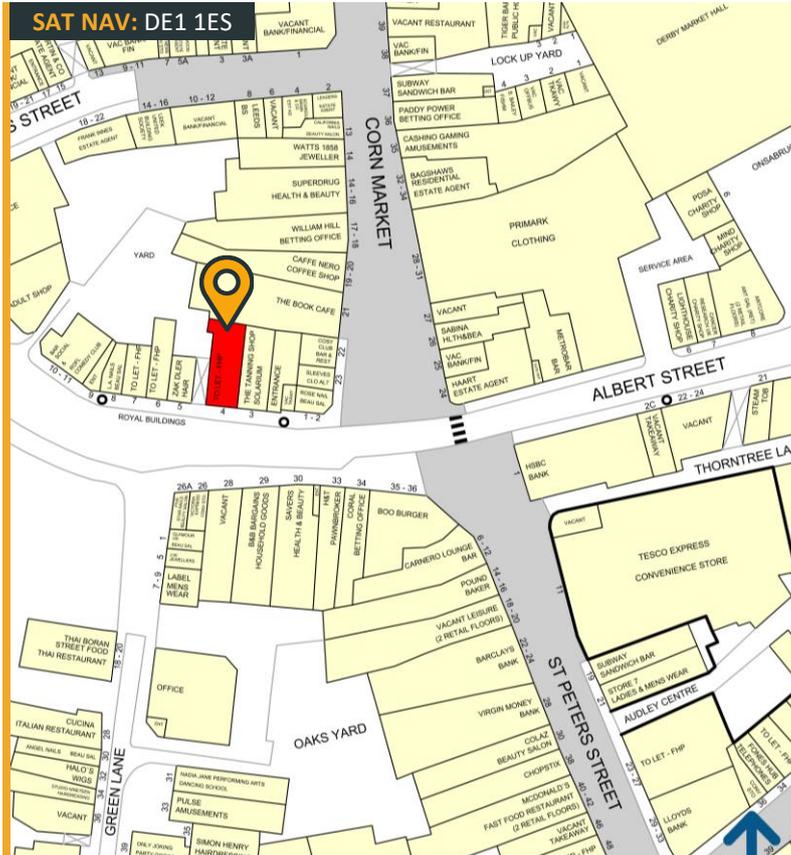
The latest Government retail relief gives **qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024** (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Planning

The property falls within **Use Class E** which is suitable for retail, shop, café, restaurant, financial and professional services, clinic, office or gym.



Lease Terms

The property is available by way of an Effective Full Repairing and Insuring lease for a term to be agreed at a rent of:

£20,000 per annum

Service Charge

A service charge is payable. For further information please contact the agents.

VAT

We confirm all figures quoted are exclusive of VAT which is payable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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