



Unit 2 Crown Walk, Derby, Derbyshire DE1 2NP

RETAIL

- ▶ **1,742 sq ft (161.8 sq m)**
- ▶ **Ground floor retail unit with first floor storage**
- ▶ **Access to Loading area to rear**
- ▶ **Derbion Shopping Centre has an annual footfall of around 20 million**

For enquiries and viewings please contact:



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Location

Crown Walk is a busy indoor shopping precinct that forms one of the entrances through into the Derbion Shopping Centre with adjacent occupiers including Specsavers Optical, Specsavers Hearing, One Below Retail, Mencap and Base Beauty.

The location has obvious benefits from the proximity to the Derbion Shopping Centre which has an annual footfall of around 20 million, has around 200 shops, 12 screen cinema, bowling, alongside a large food court and famous brand restaurants.

There is excellent on-site customer parking.

Description

Ground floor retail unit with first floor ancillary storage accommodation located inside the Derbion Shopping Centre.

The ground floor has a full height glazed frontage with double doors leading into an open plan sales area with vinyl flooring, suspended ceiling with LED light panels and heat extraction. There is a corridor and staircase to the rear leading to the first floor and fire escape.

The first floor provides storage and w.c. accommodation. There is a concertina loading door leading to the service and loading area which is accessed off Traffic Street. There is strip lighting and tiled floor.

Accommodation

	Sq M	Sq Ft
Ground Floor	92	990
First Floor	69.9	752
Total	161.8	1,742

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The premises have retail consent under Use Class E (Business, Commerce and Services) of the Use Classes Order 1987 (as amended). Interest parties are advised to clarify their own use direct with the local planning authority on 01332 640795.

Tenure

The premises are available on a new internal repairing and insuring lease.

Shorter term lettings may be considered.

Business Rates

The property is currently listed as Shop and Premises and has a rateable value of £24,250. The UBR for 2023/2024 will be 49.9p. Interested parties are advised to clarify the rates payable direct with the local authority: Source VOA website

Rent

Rental offer invited in the region of £27,000 per annum.

Service Charge

The tenant is responsible for a fair proportion of the service charge that covers external repairs, upkeep of common areas and security.

VAT

The position regarding VAT is to be confirmed.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: C (75) and is valid until 19th May 2029

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 08-Apr-2024



