



4 St James Street, Derby, East Midlands DE1 1RL

CITY CENTRE RETAIL UNIT

- ▶ **2,048 sq ft 9190.25 sq m)**
- ▶ **Located within the historic Derby Cathedral Quarter**
- ▶ **Busy pedestrian area**
- ▶ **Nearby occupiers include Superdrug, Primark, Greggs and Tesco**

For enquiries and viewings please contact:



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Location

St James Street is located in the heart of the city centre close to Cornmarket, St Peter's Street Market Place and Wardwick. The surrounding location has a concentration of Financial and Professional occupiers along side national and regional retailers and leisure operators. Nearby occupiers include Primark, Superdrug, Cosy Club and Greggs along with a number of national estate and lettings agencies.

Description

This attractive period city centre property comprises a ground floor retail unit with offices on the first, second third floors that was previously occupied as a lettings and estate agency and has been redecorated and recarpeted throughout.

Kitchen and wc. facilities are located on the first floor and there is useful basement storage.

The premises could be let on a floor by floor basis with shared facilities.

Accommodation

	Sq M	Sq Ft
Ground Floor	34.7	374
First Floor	44.7	481
Second Floor	34.8	375
Third Floor	42.2	454
Basement	33.8	364
Total	190.3	2,048

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

Planning

The premises currently have Class E (Business, Commerce and Services) consent under the Use Classes Order 1987 (as amended). Prospective tenants are advised to clarify any potential change of use direct with the local planning department on 01332 640795.

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Business Rates

The property is to be reassessed. Please contact for an indicative cost.

Rent

Rental £22,500 per annum

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: D (86)

Viewings

Viewings are by appointment with sole agents Innes England

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