

## Prime position pedestrianised street retail/leisure premises

**Ground Floor**  
**132.90m<sup>2</sup> (1,430ft<sup>2</sup>)**

- Pedestrianised city centre location
- Busy thoroughfare linking Derbion Shopping Centre with East Street
- Rear loading
- Ground floor 132.90m<sup>2</sup> (1,430ft<sup>2</sup>)
- First floor store 61m<sup>2</sup> (657ft<sup>2</sup>)
- Nearby occupiers include TK Maxx, Boots, Nationwide, Greggs, Superdrug and Poundstretcher
- Long & short term opportunities considered
- Rent £22,500 per annum



**TO LET**



Location



Gallery



Contact

## Location

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

The premises occupy a busy location on the pedestrianised Albion Street, close to the entrance to the Derbion Shopping Centre and opposite TK Maxx.

Albion Street joins East Street which links the Riverlights Bus Station with St Peters Street (Derby's High Street). The area comprises a strong mix of operators including retail, financial services, cafes and restaurants. Nearby occupiers include TK Maxx, Nationwide, Boots, Greggs & Poundstretcher.

## The Property

The property comprises a prime position retail/leisure unit with accommodation at ground and first floor. The property is currently fitted to a good standard internally with ground floor open plan sales area with ancillary storage and toilets to the first floor.

## Planning

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

This information is for guidance only and all parties should check themselves with the local planning authority.





## Accommodation

The property comprises the following approximate floor areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	132.90	1,430
First Floor Stores	61	657

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

## Lease

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a rental of:

**£22,500 per annum exclusive**

## Business Rates

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

Rateable Value (2023): £32,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 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 relevant local billing authority.

## Service Charge

There is a service charge payable towards communal maintenance. Further information available on request.



## VAT

VAT is applicable at the prevailing rate.

## EPC

A copy of the EPC is available on request.

## Legal Costs

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

## Further Information

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

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Please click here to read our "Property Misdescriptions Act". E&OE.