

LEASEHOLD DISPOSAL
(long leasehold sale might be considered)

Unit 3
(Ground, 1st, 2nd & 3rd Floors)
Central Hall
East Street
Derby
DE1 2AP

- Unique Opportunity
- Superb Location
- Could suit a variety of uses
(subject to planning)

LOCATION

The subject accommodation occupies an excellent position fronting onto the pedestrianised area of East Street, within the heart of Derby city centre.

The property is within very close proximity to both the River Lights Bus Station and Intu Derby.

DESCRIPTION

The subject accommodation sits within Central Hall which is an imposing 5 storey (including basement) building, having frontage facing both East Street and Exchange Street.

The subject accommodation, most recently used as a gym, is over ground, first, second and third floors. The ground floor comprises an entrance area to the main upper floors. This has escalators, a staircase and a 6 person lift leading to the upper floors.

The first and second floors comprise large floor plates in an open plan format, although the previous tenant's gym partitioning and fit out are currently in-situ.

There is an attractive vaulted roof / atrium feature.

There is vehicular access and loading to the rear.

ACCOMMODATION

The subject accommodation has been measured on a net internal area (NIA) basis as follows:

Ground Floor Sales	1,404 sq ft
First Floor	11,196 sq ft
Second Floor	10,376 sq ft
Third Floor	6,266 sq ft
Total NIA	29,242 sq ft (or thereabouts)

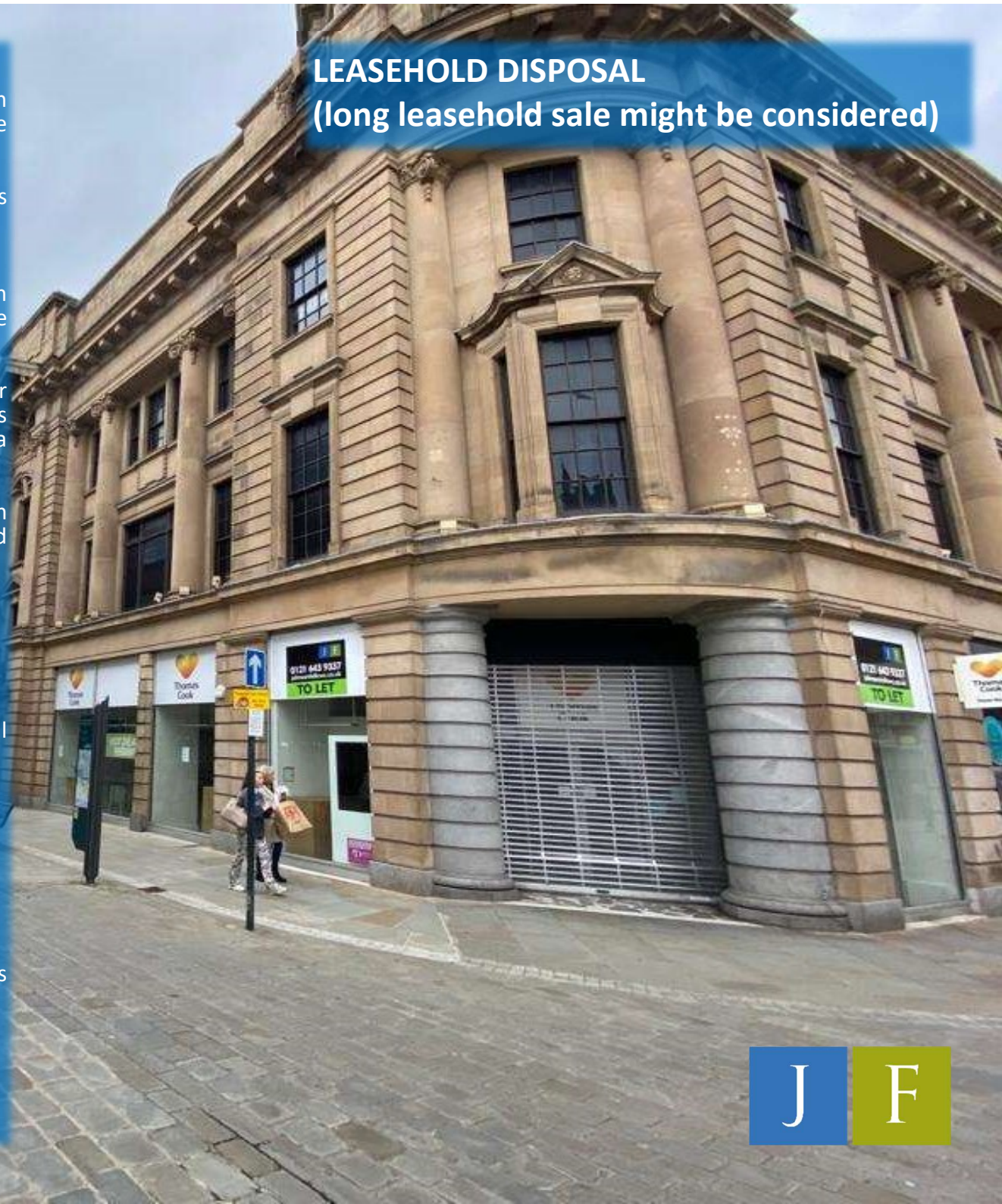
TENURE

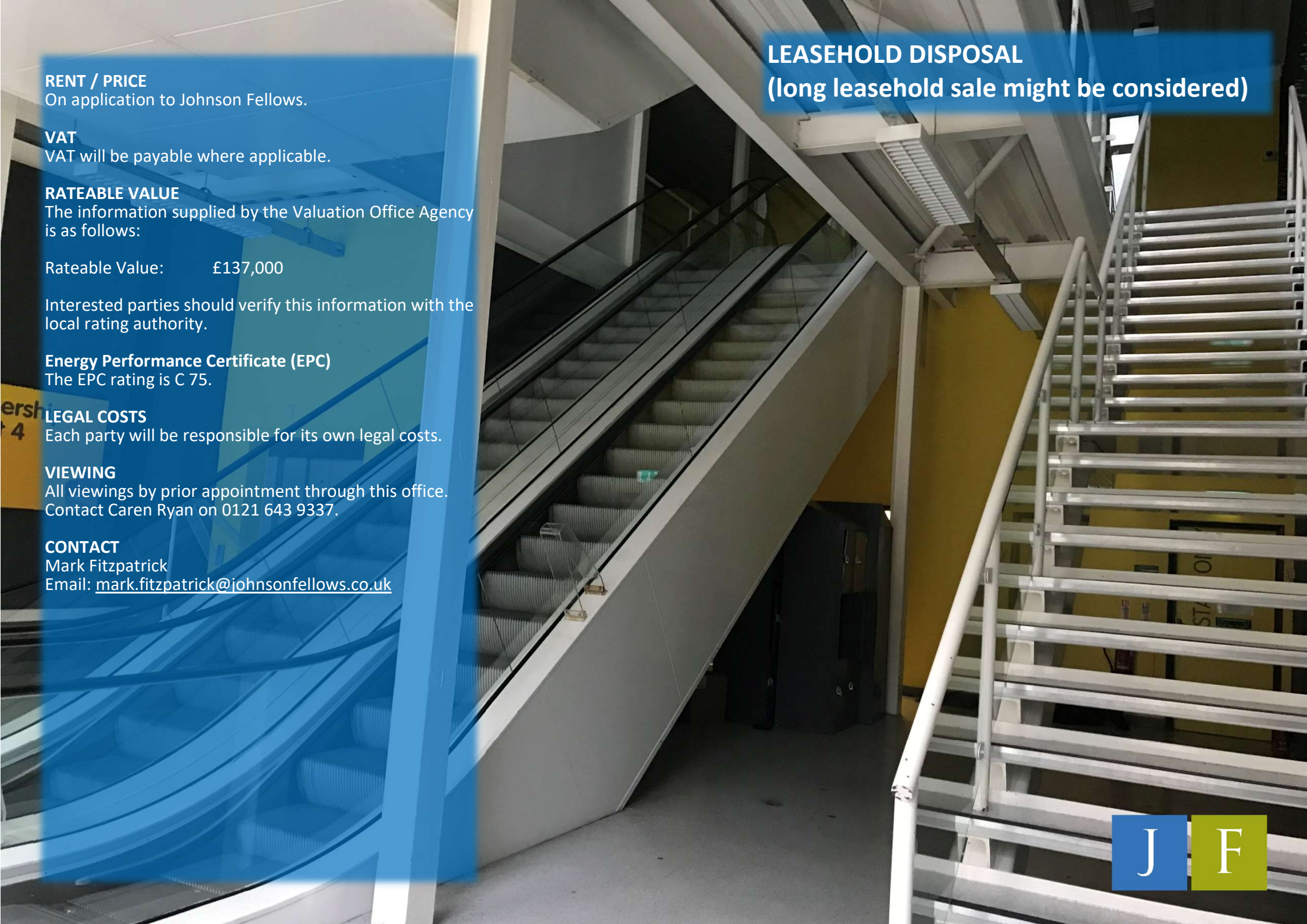
The property is available by way of a new lease for a term of years to be agreed.

A long leasehold sale might be considered.

All negotiations are subject to contract.

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RENT / PRICE

On application to Johnson Fellows.

VAT

VAT will be payable where applicable.

RATEABLE VALUE

The information supplied by the Valuation Office Agency is as follows:

Rateable Value: £137,000

Interested parties should verify this information with the local rating authority.

Energy Performance Certificate (EPC)

The EPC rating is C 75.

LEGAL COSTS

Each party will be responsible for its own legal costs.

VIEWING

All viewings by prior appointment through this office.
Contact Caren Ryan on 0121 643 9337.

CONTACT

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