



3 Rowallan Way, Chellaston, Derby, Derbyshire DE73 5WX

RETAIL

- ▶ **Modern unit of 1,035 sq ft**
- ▶ **Situated in a central position in the Rowallan Neighbourhood Centre**
- ▶ **Located in the heart of a popular residential catchment in Chellaston**
- ▶ **Easy access to the A50 interchange**

For enquiries and viewings please contact:



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Location

The Neighbourhood Centre on Rowallan Way is situated within a large residential catchment located less than a mile from the A50 interchange, 1.5 miles from the main Rolls Royce HQ campus and approximately 4.9 miles from Derby city centre.

Infinity Park, the new industrial, research and development site is less than a mile away.

Description

Unit 3 is located in a central position within the Neighbourhood Centre on Rowallan Way in the heart of a popular residential catchment in Chellaston.

The unit is fitted to a good standard with laminate flooring, suspended ceilings with Category 2 lighting and slatted retail walls. To the rear there is a kitchen and w.c. facilities. There is full height glazed frontage onto the car park.

The scheme provides modern retail units on the ground floor with apartments on the upper floors, commercial occupiers include Harvey Luke Hair, a barbers, The Sweet Lounge coffee shop, George's Tradition, One Stop supermarket and Chellaston Medical Centre with Peak Pharmacy. In addition there is a Scallywags Day Nursery and private nursing home.

There is ample free carparking that serves the scheme.

Accommodation

	Sq M	Sq Ft
Ground Floor	96.2	1,035
Total	96.2	1,035

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

Planning

The premises falls under Class E (Business, Commerce and Services) of the Use Classed Order 1987 (as amended) and would be suitable for all types of retail, offices, restaurant/cafe and leisure occupiers. Interested parties are advised to clarify their own use direct with the planning department on 01332 640795.

Tenure

The property is being sold with vacant possession and is available on a 999 year lease from 2009 at a peppercorn rental. Full details on request

Business Rates

The property is currently listed as Retail and Premises and has a rateable value of £ 24,750. The UBR for 2025/26 will be 49.9p. Interested parties are advised to clarify the rates payable direct with the local authority: Source VOA website

Price

Freehold offers invited in the region of £220,000

Service Charge

The tenant would be responsible for a service charge to cover the upkeep of common parts.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC will be provided on request

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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