



Unit 5 Castleward, 18 Liversage Street, Derby, Derbyshire DE1 2LH

RETAIL

- ▶ **743 sq ft (69.02 sq m)**
- ▶ **Suitable for a variety of uses**
- ▶ **Short walk to Derbion shopping centre and Derby Train Station**
- ▶ **Situated in the heart of the Castleward residential development**

For enquiries and viewings please contact:



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Location

Castleward is an urban village regeneration development which is transforming 30 acres of land, linking the city centre with Derby rail station and will eventually provide around 800 homes, alongside commercial retail premises.

300 homes in a mix of apartments and houses have already been completed with another 112 coming on line. Additional development will also provide up to 258 homes along Liversage Street.

The nearby inner ring road provides excellent connectivity to the A38/A50/A52 network, providing excellent access to the M1 Motorway J24/J25.

Description

Retail unit of 743 sq ft (69.02 sq m) full height glazed frontage. The premises has a suspended ceiling with inset spot lighting. There is a kitchen area and w.c. to the rear.

Accommodation

	Sq M	Sq Ft
Unit 5	69	743
Total	69	743

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

Planning

The premises fall under Use Class E (Business, Commerce and Services) of the Use Classed Order 1987 (as amended)

Tenure

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

Business Rates

The property is currently listed as Shop and Premises and has a rateable value of £11,750. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

Rent

Rental £12,000 per annum exclusive of VAT, service charge and business rates (if applicable)

Service Charge

The tenant is responsible for a nominal service charge to cover the cost of upkeep of common areas and external repairs. Full details on request

VAT

VAT will be applicable on the rental

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B (40) and is valid until 14 August 2028

Viewings

Viewings are by appointment with sole agents Innes England

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