



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

INVESTMENT

- ▶ **Modern cafe/bar premises of 979 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 4 is located in a central position within the Neighbourhood Centre on Rowallan Way in the heart of a popular residential catchment in Chellaston.

The premises is fitted to a good standard as a cafe/bar and has a seating area and bar/servery counter in the front section with full height glazed frontage to the car park. This area has suspended ceilings incorporating recessed spot and pendant lighting along with air conditioning. To the rear is a commercial kitchen again with suspended ceilings with LED light panels, vinyl flooring and stainless steel appliances.

The scheme provides modern retail units on the ground floor with apartments on the upper floors, commercial occupiers include Harvey Luke Hair, a barbers, 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
Unit 4	90.9	979
Total	90.9	979

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 held on a 999 year lease from 2009 at a peppercorn rental and is being sold subject to the existing tenancy.

The premises are currently let to The Sweet Lounge Limited for a term of 10 years from 24th March 2026 and subject to a tenant break option on the 24/3/2029 and 24/3/2034. A current rent passing is £13,000 per annum with stepped increments to £18,000 per annum in the fourth year. The lease has a rent review on the 24th March 2031.

Full details of the lease and head long lease are available on request.

Business Rates

RV - £18,500 effective from 1 April 2026

Price

Freehold offers invited in the region of £220,000

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

The premises have an EPC assessment of: B (35) and is valid until 26th February 2036

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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