

TO LET



The Training Centre, Chapel Street, Melbourne, Derby, Derbyshire DE73 8EH

OFFICES

- ▶ Large open plan ground floor office suite
- ▶ Suitable for a variety of other uses
- ▶ Dedicated parking spaces
- ▶ NIA of 1,049 sq ft.

For enquiries and viewings please contact:



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Location

The property is situated to the southern side of Chapel Street close to its junction with Derby Road in the centre of the village of Melbourne.

Melbourne is an affluent and thriving market town situated approximately 9 miles south of Derby city centre with excellent local amenities, offering good access and national road links to the M42 and A50 via the A514 and onwards to the M1 motorway at junction 24a.

The premises are situated a 10 minute drive from East Midlands Airport. East Midlands Parkway railway station and Derby railway station are both a 15 minute drive.

Description

The premises comprise a large open plan ground floor office suite/conference room, and an ancillary office accessed off the shared hallway, with a Net Internal Area of 1,049 sq ft. A shared kitchen and dedicated w.c. facilities are also located on the ground floor.

There are 3 designated car parking spaces adjacent to the two double doors of the unit. In addition, the ground floor tenant will have 4 free car parking passes. The rest of the car park is on a pay and park basis.

Prior to the current tenants vacating in November, they will fully decorate the entire internal ground floor areas and replace the carpets.

This property is suitable for a variety of other uses and could be partitioned.





Services

We would advise that all main services are connected to the property including mains water, drainage and electricity. The Tenant will be responsible for the payment of all services from the date of access.

The tenants are responsible for the upkeep of the common areas eg shared hallway and kitchen, together with the weeding etc of the paved area into the entrance door and hallway

Planning

The premises has class E (Business, Commerce and Services) consent under the Use Classes Order 1987 (as amended) and would therefore be suitable for a dental surgery/medical centre/therapy/health centre/financial services/retail etc.

Interested parties should clarify any planning enquiries with the local planning authority.

Tenure

The property is available to let on a new internally repairing and insuring lease for a term to be agreed.

The landlord is receptive to a long-term agreement and tenant.

Rental

£24,000 per annum which would be payable quarterly in advance upon commencement of the agreement.

A deposit equivalent to a quarters rent will be payable.

Business Rates

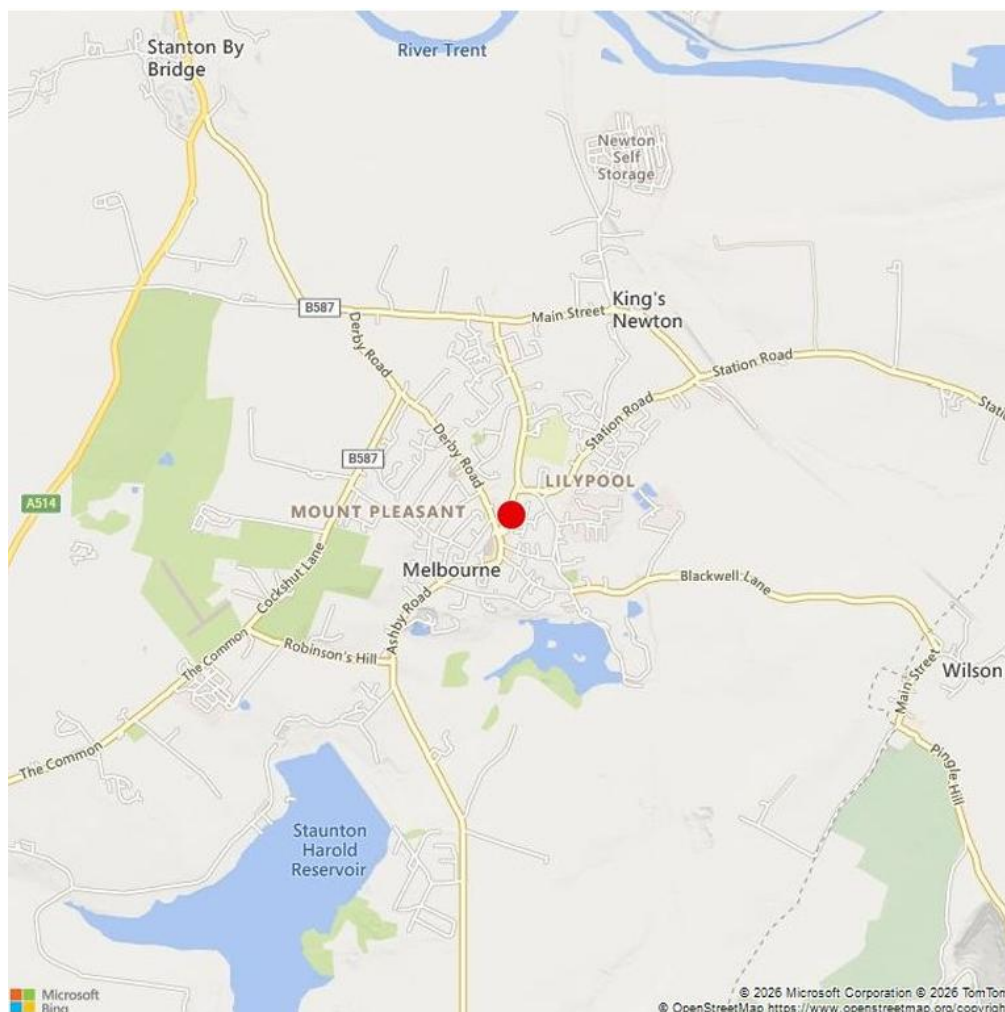
It is recommended that the tenant clarify rates payable directly with the local authority.

VAT

All figures are exclusive of VAT. We understand that VAT at the prevailing rate will be applicable.

EPC

Available upon request



Anti Money Laundering

In accordance with anti-money laundering regulations, the tenant would be required to provide two forms of identification before an offer is formally accepted.

Viewings

Viewings are by appointment with sole agents Innes England

Legal Costs

The ingoing Tenant to be responsible for the Landlord's reasonable legal costs incurred in the transaction.

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