



Unit 12 The Boulevard, Castleward, Derby, Derbyshire DE1 2LD

RETAIL

- ▶ **New urban village development**
- ▶ **Unit of 3,977 sq ft available suitable for convenience store**
- ▶ **Also suitable for other uses withing Class E**
- ▶ **Direct pedestrian access to Derbion shopping centre and Derby rail station**

For enquiries and viewings please contact:



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Location

Castleward is an exciting new urban village development by Compendium Living/Lovell, which is set to transform 30 acres of land, linking the city centre with Derby rail station, into a new community of 800 homes alongside commercial retail premises. The Castleward project has received significant investment over the past 10 years as part of a phased £100m regeneration masterplan for the area.

There are currently approximately 559 completed homes on Castleward with another 112 apartments nearing completion. Further phases are also under construction.

As part of the Castleward scheme there are a range of retail and leisure units along a tree lined Boulevard, which provides direct access to the Derbion shopping centre via an underpass and the railway station.

There is excellent connectivity via the ring road to the A38/A50/A52 network providing excellent access to the M1 Motorway J24/25.

Description

Castleward has 10 smaller retail/service units alongside a wedding dress showroom, yoga/pilates studio.

Currently available to let is Unit 12 of 3,977 sq ft, suitable for a variety of uses including convenience store. The property is being offered in a shell condition with the landlord installing glazing similar to the other larger units on site. The premises offers open plan space which will have full height glazed return frontage and has an adjoining ancillary/service area to the side.

Accommodation

	Sq M	Sq Ft
Unit 12	369.5	3,977
Total	369.5	3,977

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

Planning

The premises have Class E (Business, Commerce and Services) under the Use Classes Order 1987 (as amended).

Tenure

The premises are available on a new flexible term full repairing and insuring lease.

Rent

Rental guide £45,000 per annum plus VAT and business rates

Service Charge

The tenant will be responsible for a service charge to cover their contribution towards external repairs.

VAT

We have been advised that VAT is payable.

Legal Costs

Each party is to bear their own legal costs incurred with this transaction.

EPC

An EPC would be required on completion of fit-out works

Viewings

Viewings are by appointment with sole agents Innes England

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