

**** FACING NEW T.K. MAXX ****

PRIME SHOP UNIT TO LET 1,825 SQ FT SALES

NOW WITH A1/A3 CONSENT

**6A ALBION STREET
DERBY
DE1 2PR**



LOCATION

The property is located in the heart of Derby City Centre, immediately opposite the brand new **TK Maxx Store** and close to **GAP Clearance** and **Disney**.

The exact location can be more readily identified from the traders plan overleaf.

ACCOMMODATION

This property comprises a clear ground floor retail unit which the Landlords are in the process of re-fitting to include new finishes, ceiling, lights, walls and floor.

At the rear of the ground floor sales area there is a small kitchenette and wc with rear access to a shared loading corridor, accessed via shared goods lift.

An internal staircase leads to the first floor, where the accommodation comprises a double height storeroom, with double door access for stock deliveries across the first floor flat roof to a shared loading area, and parking (one space included).

Internal width	23 ft 2	7.06 m
Depth	83 ft 11	25.58 m
Ground floor sales	1,825 sq ft	169.54 sq m
First floor ancillary	507 sq ft	47.1 sq m

RENT

£39,500 pa, plus VAT, payable quarterly in advance.

LEASE

The property is to be let by way of a new effective F R & I Lease, for a term of years to be agreed, subject to 5 yearly upwards only Rent Reviews.

RATES

Rateable Value :	£35,500.00
Rates Payable (2017/18) :	£18,883.00

Interested parties are advised to make their own enquiries with the Local Authority ☎ 01332 643780.

SERVICE CHARGES & INSURANCE

Service Charge:	£3,250 pa approx.
Insurance:	£ 300 pa approx.

PLANNING

The unit has been granted an A1/A3 planning consent (DER /06/18/00917) for use as retail/café/restaurant.

EPC

An Energy Performance Certificate (EPC) has been requested.

VIEWING

Strictly by appointment through Joint Agents:-

Tim Kenney (kenneymoore)

☎ 01244 345600

✉ tim@kenneymoore.co.uk

OR

Mark Cherry

☎ 020 7409 2100

✉ markcherry@smithprice.co.uk

OR

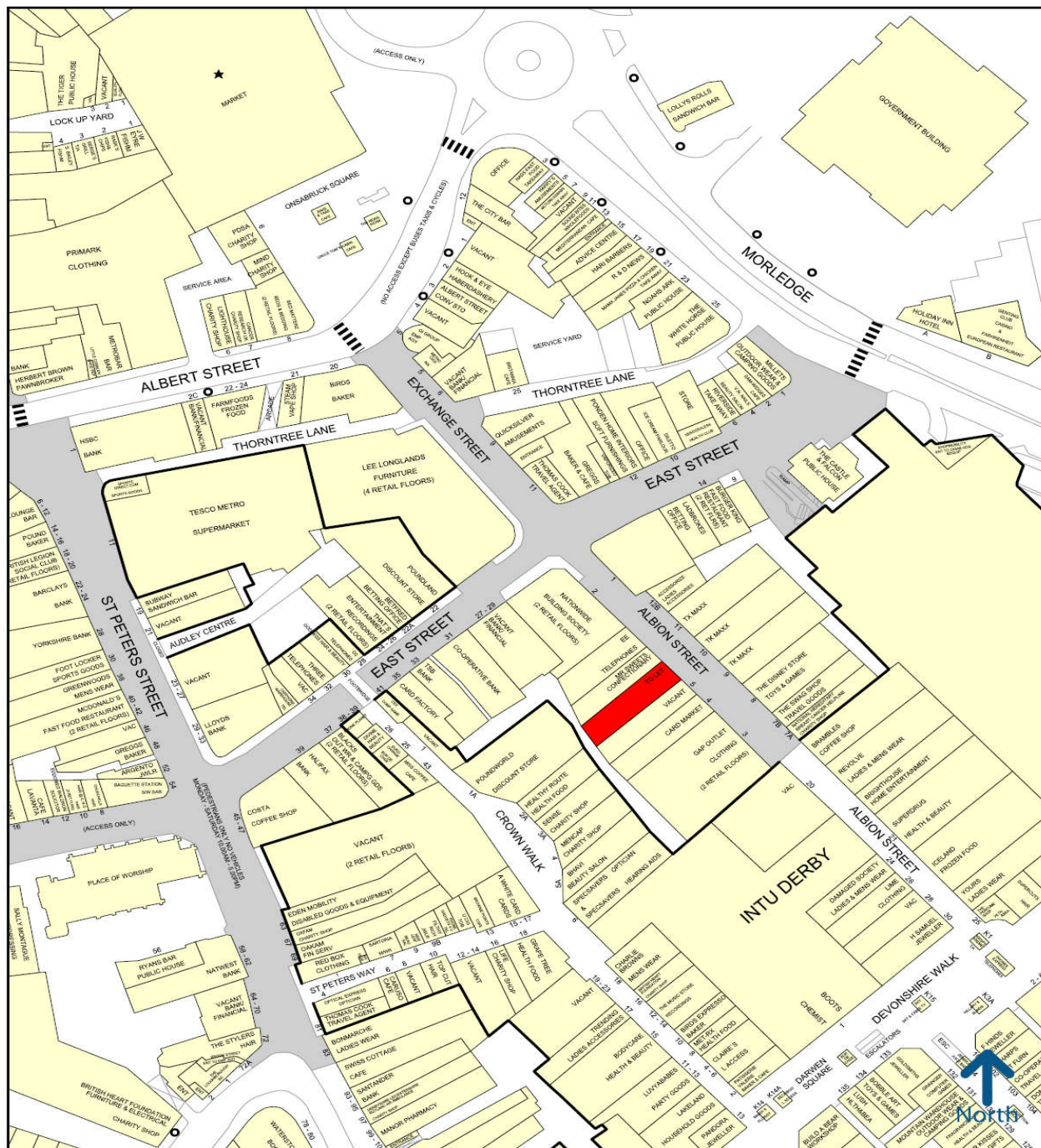
Harry Brown

☎ 020 7409 2100

✉ harrybrown@smithprice.co.uk

Subject to Contract

08.08.2018 (Ver 13)



Experian Goad Plan Created: 02/03/2018
Created By: Kenney Moore