

TO LET

Retail Unit

2 Corn Exchange, Albert Street, Derby, DE1 2DS



- Retail unit close to Derby bus station.
- Total Net Internal Area of **87.2m² / 938 sq.ft.**
- Busy trading position close to the Derbion centre.
- Loading and secure staff car parking to rear.

RENT: £10,000 P.A.X.

**01332
200232**

Location

Derby is a major commercial centre within the East Midlands region. The premises are located in the iconic Corn Exchange building which is situated on Albert Street close to the junction with the pedestrian Exchange Street within the heart of Derby City Centre and the entrance to the Derbion Shopping Centre. The premises face Osnabruck Square and the historic indoor market hall, benefiting from good visibility to busy pedestrian flows between the market hall and the prime retailing areas of the Derbion Shopping Centre, East Street and Albion Street.

Description

The property comprises a ground floor retail unit of orthodox rectangular configuration having additional storage space to the rear.

Internally the premises benefit from suspended ceilings, strip lighting and carpets. There is a large double-glazed retail frontage to Albert Street extending to circa 5 metres. In addition, there are store rooms and WC to the rear.

Externally there is a secure loading area to the rear, which also offers 1 car parking space.

Accommodation

The premises comprise:

Description	sq mtrs	sq ft
Retail Zone A	38.4	414
Less	0.5	5
Less	0.5	5
Retail Zone B	38.4	414
Less	3.0	32
Retail Zone C	5.8	62
Store	0.6	6
Total Net Internal Area	87.2	938

Rates

It is understood that the premises have a Rateable Value of £15,250 according to the VOA website.

Services

It is understood that electricity, water and drainage are connected to the property.

Tenure

The premises are available by way of the assignment of the existing lease which runs until 31st July 2025. There is a tenant only break option on 31st July 2023. The lease is drawn on full repairing and insuring terms and contains a fixed rent increase to £12,000 P.A.X. on 31st July 2022. More details on the existing lease is available on request.

Rental

£10,000 per annum, exclusive of rates and all other outgoings

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party is responsible for their own legal fees in the transaction.

EPC

An EPC is currently in preparation.

Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com

IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

