

TO LET

Retail Unit

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



- Total Net Sales Area of 208.3m² / 2,241 sq.ft.
- Benefits from ancillary accommodation including staff room, kitchenette, WC and extensive storage area totaling 69.2m² / 745 sq.ft.
- Busy secondary trading position just off Exchange Street.
- Rear Loading and staff parking.

RENT: £20,000 P.A.X.

**01332
200232**

Location

Derby is a major commercial centre within the East Midlands region. The premises are located in the Corn Exchange retail scheme, 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 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 of a ground floor retail unit of orthodox rectangular configuration having additional storage space to the rear.

Internally the premises benefit from suspended ceilings, mixture of category 2, fluorescent strip and spot lighting fixtures throughout the retail area as well as a laminate floor finish. There is a display window fronting Albert Street extending to circa 5 metres, having an electronic security shutter. In addition there are extensive store rooms to the rear as well as an administration office, WC facility and kitchenette/staff room.

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

Accommodation

The premises comprise:

Net Sales Area: 208.3m² / 2,241ft²

Ancillary Areas: 69.2m² / 745ft²

Rates

It is understood that the premises have a Rateable Value of £16,500.

Services

It is understood that all mains services are connected to the property.

Tenure

The premises are available to let by way of new, full repairing and insuring lease, for a negotiable period of years, subject to three or five yearly upward only rent reviews where appropriate.

Rental

£20,000 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.

Viewing

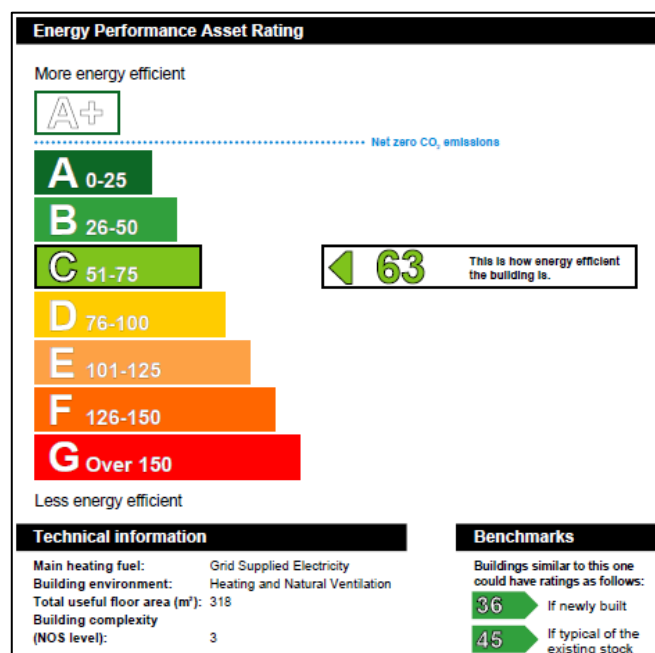
Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com

EPC



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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.

