

7 London Road / SU177 Derbion | Derby | DE1 2PR

## Shopping centre retail unit with high street frontage

124.49m<sup>2</sup>  
(1,340ft<sup>2</sup>)

- Derbion comprises 1.3 million ft<sup>2</sup> with an annual footfall of 20 million
- Scheme anchored by FRASERS, M&S, NEXT, Boots, Showcase Cinema De Lux and Hollywood Bowl
- External unit facing London Road
- Nearby occupiers include M&S, Wilko, Poundland, WH Smith, Heavenly Desserts and CEX



TO LET



Location



Gallery



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Location



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## Location

Derbion comprises in excess of 1.3 million sq ft across 180 retail units and 20 catering units. There are 3,700 car parking spaces.

The scheme is anchored by FRASERS and M&S with major retailers including NEXT, H&M, H&M Home, Mango, Ted Baker, Tommy Hilfiger, Hugo Boss, Zara, All Saints, Boots and Sainsbury's.

Key Stats:-

- 20m shoppers per annum
- 2.2m shoppers living with 45 minutes' drive time
- 59% of the catchment are in the top 3 Acorn categories
- 60,000 students
- Average dwell time 124 minutes
- 71% female / 29% male shoppers



## The Property

The unit is located externally on London Road adjacent to the entrance into the centre, which accounts for 12% of the annual footfall. Nearby occupiers including Pure Gym, Wilko's, Poundland, WH Smith, Heavenly Desserts, CEX and M&S.





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## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	124.49	1,340

## Lease Terms

The property is available by way of a new lease at:-

**£25,000 per annum**

## Service Charge

The 2023 service charge has been estimated at **£4,608** subject to annual reconciliation at the end of the service charge year.

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## EPC

A copy of the EPC is available on request.





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## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £21,750

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Or contact our joint agent, JLL:-

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09/03/2023

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.