

28 East Street | Derby | DE1 2AF

Prime retail unit in Derby City Centre available for immediate occupation

Ground floor sales

78m² (840ft²)

- Ground floor sales 840ft²
- First floor stores 666ft²
- Prime position opposite Derbion Shopping Centre
- Rear loading via serviced goods lift
- Nearby occupiers include Costa Coffee, Poundstretcher, Card Factory, TK Maxx and Greggs
- Rent £25,000 per annum



TO LET



Location



Gallery



Contact



Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time.

The premises occupy a busy location within the pedestrianised East Street directly opposite the entrance to the Derbion Shopping Centre.

East Street is one of the busiest Streets within the City Centre and links the Riverlights Bus Station with St Peters Street (Derby's High Street). The area comprises a mix of occupiers including shops, financial services, cafes and restaurants. Nearby occupiers include Costa Coffee, Poundstretcher, Card Factory, Blacks, Greggs and TK Maxx.

The Property

The premises are available for immediate occupation and benefit from an existing fit out which includes suspended ceilings and lighting. There is sales accommodation on the ground floor with storage at first floor level. Rear loading is available via a serviced goods lift.

Area	M ²	FT ²
Ground floor sales	78	840
First floor	62	666
Total	140	1,506





Lease

The premises are available by way of a Full Repairing and Insuring Lease for a term to be agreed at a rental of:

£25,000 per annum

Service and Insurance Charge

A service charge will be payable. The premium for the current year is £1,632. An insurance charge will also be payable. The premium for the current year is £585.74.

VAT

We confirm all figures quoted are exclusive of VAT which is payable at the prevailing rate.

Planning

The property falls within **Use Class E**, which is suitable for retail, shop, café/restaurant, financial and professional services, clinic, office or gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

EPC

The property has an Energy Performance Certificate Rating of E111.



Business Rates

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

Shop & Premises
Rateable Value (2023): £24,750

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 31/03/2024 (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 is to be responsible for their own legal and all other professional costs incurred in the transaction.

Further Information

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

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09/11/2023