

10 Albion Street | Derby | DE1 2PR

## Freshly white boxed retail/leisure premises, occupying prime location on pedestrianised High Street

Ground Floor  
169m<sup>2</sup> (1,814ft<sup>2</sup>)

- Pedestrianised city centre location
- Busy thoroughfare linking to the Derbion Shopping Centre with an annual footfall of 20m
- Rear loading
- Use Class E
- Nearby occupiers include TK Maxx, Boots, Nationwide, Greggs, Superdrug and Poundstretcher
- Long & term short options available
- Rent £27,500 per annum
- Freshly white boxed to a high standard



**TO LET**



Location



Gallery



Contact





Location



Gallery



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## Location

Derby has a resident population of circa 250,000, and a catchment of 2.2 million within a 45 minute drive time. The premises occupy a busy location on the pedestrianised Albion Street, close to the entrance to the Derbion Shopping Centre and opposite TK Maxx. Albion Street joins East Street which links the Riverlights Bus Station with St Peters Street (Derby's High Street). The area comprises a strong mix of operators including retail, financial services, cafes and restaurants. Nearby occupiers include TK Maxx, Nationwide, Boots, Greggs & Poundstretcher.

## The Property

The property comprises a prime position retail/leisure unit with accommodation at ground and first floor. The ground floor provides open plan sales space, store rooms/office, kitchen and W/Cs with further storage space on the first floor. The unit is delivered to a white box specification and benefits from rear loading with a goods lift via a communal service yard.

## Planning

The unit falls within **Use Class E**, which is suitable for retail, shop, café/restaurant, financial and professional services, clinic, creche, office or gym. This information is for guidance only and all parties should check themselves with the local planning authority.





## Accommodation

The property comprises the following approximate net internal areas:

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	169	1,814
First floor stores	44	478
<b>Total</b>	<b>213</b>	<b>2,292</b>

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

## Lease

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed at a rental of:

**£27,500 per annum**

## Business Rates

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

Rateable Value (2023): £40,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable to 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 relevant local billing authority.



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## VAT

VAT is applicable at the prevailing rate.

## EPC

A copy of the EPC is available on request.

## Service Charge

There is a service charge payable towards communal maintenance. Further information available on request.

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