

4 Albion Street | Derby | DE1 2PR

## Prominent retail unit in Derby City Centre

Ground floor sales  
84.64m<sup>2</sup> (911ft<sup>2</sup>)

- Pedestrianised city centre location
- Close to the entrance of Derbion Shopping Centre
- Ready for immediate occupation
- Rear loading via serviced goods lift
- Use Class E – suitable for a variety of uses including retail, café, restaurant, financial services, clinic and more
- Nearby occupiers include TK Maxx, Boots, Poundstretcher, Greggs, Superdrug, Iceland and Lee Longlands
- Rent £27,500 per annum



**TO LET**



Location



Gallery



Contact





Location



Gallery



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## 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 on pedestrianised Albion Street, close to the entrance to the Derbion Shopping Centre and opposite TK Maxx.

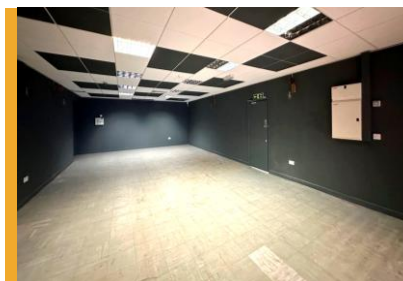
Albion Street joins East Street which links the Riverlights Bus Station with St Peters Street (Derby's High Street). The area comprises a mix of occupiers including shops, financial services, cafes and restaurants. Nearby occupiers include TK Maxx, Boots, Greggs, Poundstretcher, Iceland, Superdrug, Costa Coffee, Card Factory, Lee Longlands and Millets.

## The Property

The property comprises a self-contained street level retail unit which forms part of a larger block of units. The ground floor provides open plan sales and ancillary accommodation with further ancillary space, kitchen and W/C on the first floor. It benefits from rear loading 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, office or gym.





## Accommodation

The property comprises the following approximate net internal areas:

	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	84.64	911
Ground floor stores	91.98	990
First floor stores	98.19	1,057
<b>Total</b>	<b>274.81</b>	<b>2,958</b>

## Business Rates

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

Rateable Value (RV): £42,750

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.





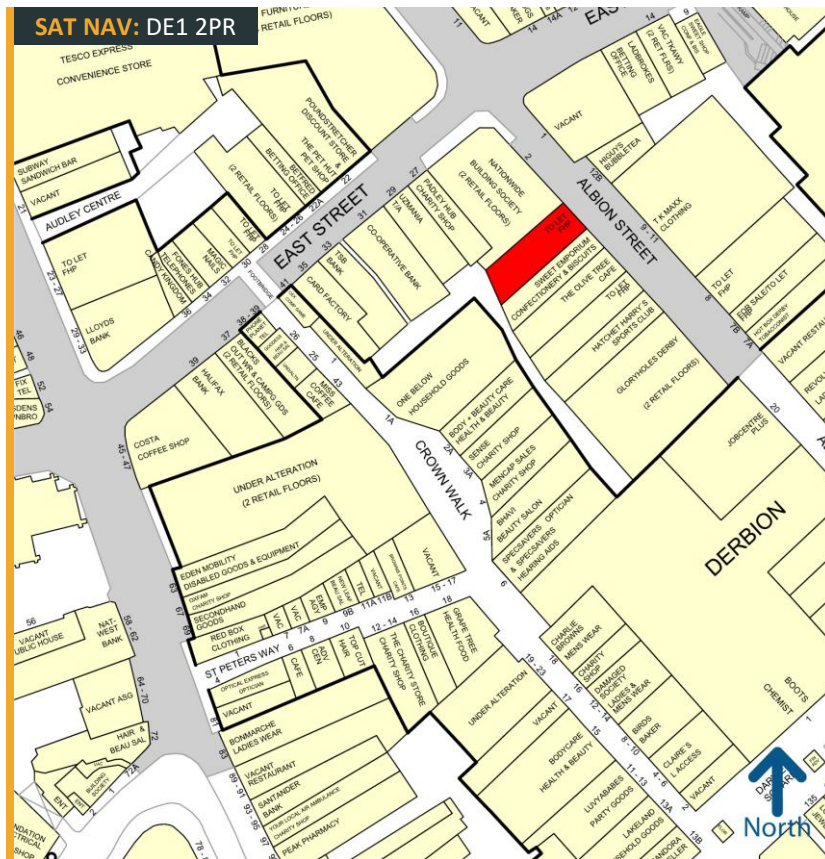
Location



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## Lease

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

**£27,500 per annum**

## VAT

We confirm VAT is applicable at the prevailing rate.

## EPC

The property has an Energy Performance Certificate Rating of to be confirmed.

## Further Information

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

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