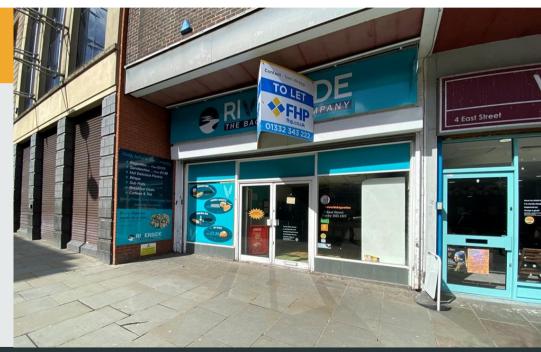
# Prime retail/leisure premises in busy pedestrianised Derby City Centre location

## Ground floor sales 61.41m<sup>2</sup> (661ft<sup>2</sup>)

- High footfall pedestrianised location near Derbion main entrance and Riverlights/bus station
- Suitable for retail / F&B
- Nearby occupiers include Phat Buns, Greggs, Ladbrokes, Nationwide, Poundstretcher and Blacks Outdoor
- Rent: £25,000 per annum
- Ratable value: £17,250
- · 3 phase electricity















### Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time and boasts a renowned University and major employers such as Rolls Royce and Toyota.

The premises occupy a prominent location on the north east end of pedestrianised East Street, ideally situated to capture pedestrian traffic between the main Derbion Albion Street entrance and Derby Riverlights and the Bus Station.

The location benefits from representation across retail, leisure, financial services sectors including Phat Buns, Greggs, Ladbrokes, Nationwide, Poundstretcher and Blacks Outdoor.

## The Property

The property comprises a ground floor retail unit with significant glazed frontage and first and second sales/ancillary accommodation.

Area	M <sup>2</sup>	FT <sup>2</sup>
Ground floor sales	61.41	661.00
First floor	66.14	712.00
Second Floor	37.90	408.00
Total	150.22	1,617.00













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

£25,000 per annum

## **Service Charge**

It is understood a service charge will be payable. Further details are available upon request.

#### 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 EPC Rating of E.

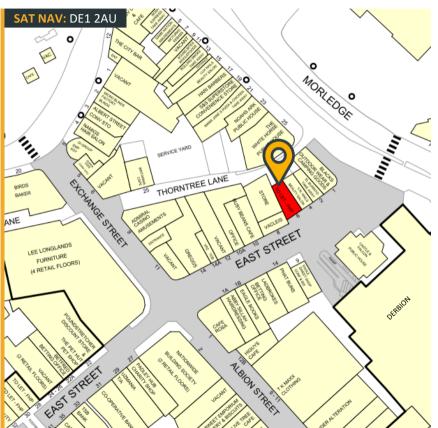












#### **Business Rates**

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

Shop & Premises

Rateable Value (2023): £17,250

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:-

Tom Wragg 07970 168 138 tom@fhp.co.uk



Corbin Archer 07929 716 330 corbin.archer@fhp.co.uk

#### Fisher Hargreaves Proctor Ltd.

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19/03/2024

Please click here to read our "Property Misdescriptions Act". E&OE