

849 Osmaston Road | Allenton | Derby | DE24 9BR

Retail unit in popular Derby suburban parade

113.53m²
(1,222ft²)

- Ground floor sales - 881ft² / First floor - 341ft²
- Retail unit in popular suburban parade
- Ample car parking
- Rent - £19,000 per annum exclusive
- E class premises



TO LET



Location



Gallery



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Location

The property is located within Allenton, which is a popular Derby suburb located approximately 2 miles south west of the City Centre. Osmaston Road is a major arterial route connecting the city with Chellaston and the A50 that sees over 14,000 traffic movement daily. There is a substantial amount of free public parking immediately in front of the premises.

Operators in the vicinity are a mixture of regional and independent retailers and F&B operators, alongside nationals such as Greggs, Subway, Betfred, Heron Foods, Card Factory, Nationwide, Papa John, Boots, Poundstretcher and more.

The Property

The premises comprise a two storey semi detached retail property. The ground floor is laid out in an open plan configuration, while the first floor offers additional cellular storage accommodation. The property benefits from three phase electricity.





Accommodation

The property comprises the following approximate areas:-

Floor	m ²	ft ²
Ground floor sales	81.84	881
First floor	31.69	341
Total	113.53	1,222

Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:-

£19,000 per annum exclusive

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.

VAT

VAT is applicable at the prevailing rate.

