



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Derby, 81 St Peters Street, DE1 2AB

Retail Premises - Leasehold



Second Floor Ancillary	21.15 sq m	227 sq ft
Total NIA	197.88 sq m	2,129 sq ft

### RENT

£28,000 per annum exclusive

### TENURE

The unit is available to let by way of a new lease for a period of years to incorporate upward only rent reviews at 3 or 5 yearly intervals as appropriate.

### RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value	£33,250
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Interested parties should verify this information with the local rating authority.

### PLANNING

The unit has retail uses under Use Class A1 of the Town and Country Planning (Use Classes) Order (as amended).

### SERVICE CHARGE

There will be a service charge payable towards to scheme maintenance and repair of all communal areas. The service charge figures for the current financial year are available from the marketing agents.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### EPC

C73

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

### CONTACT

Iain Mills

Email: [iain.mills@johnsonfellows.co.uk](mailto:iain.mills@johnsonfellows.co.uk)

### LOCATION

Derby is a major commercial centre within the East Midlands region situated approximately 8 miles to the west of junction 25 of the M1 motorway and 40 miles north east of the city of Birmingham. The property is located fronting St Peters Street and within St Peters Mall Shopping Centre, a recently modernized and refurbished indoor shopping precinct which forms one entrance to the Intu Derby Shopping Centre.

The centre comprises in excess of 1 million sq ft of retail space and provides 3,700 car parking spaces. St Peters Mall links the pedestrianised St Peters Street with INTU Derby and nearby retailers include **Boots**, **Specsavers** and **Costa Coffee**.

### DESCRIPTION

The property forms part of St Peters Mall Precinct and fronts the main retail High Street within Derby city centre. The unit provides a modern ground floor retail unit with aluminum display glazed shop front. The unit provides mainly open plan retail ground floor accommodation with additional retail area via the mezzanine. The property provides staff facilities within the second floor.

### ACCOMMODATION

Ground Floor Sales	108.34 sq m	1,166 sq ft
First Floor Potential Sales	68.39 sq m	736 sq ft
Ground Floor Ancillary	4.11 sq m	44 sq ft



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50 metres

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