

43 – 53b Osmaston Road | Derby | DE1 2JH

Ground floor retail unit in Derby City Centre

94.20 m²
(995 ft²)

- Prominent position on Osmaston Road
- Close to Derbion Shopping Centre and Bradshaw Way Retail Park
- Suitable for a variety of uses including retail, café and offices
- Immediate occupation on new lease terms
- Eligible for small business rates relief
- Rent £12,500 per annum



TO LET



Location



Gallery



Contact



Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45-minute drive.

The property occupies a prominent position on Osmaston Road in the heart of Derby City Centre and is located within minutes of the Derbion Shopping Centre and Bradshaw Way Retail Park.

Osmaston Road comprises a mix of occupiers including shops, café/takeaways and offices.

The Property

The premises was formerly used as an office providing open plan accommodation and benefits from good lighting and disabled WC facilities. The unit can suit alternative uses such as retail, café and gym.

Accommodation

Area	M ²	FT ²
Ground floor	92.40	995

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





Planning

The property falls within **Use Class E**, which is suitable for retail, shop, café/restaurant, financial and professional services, clinic, office or gym.

Business Rates

We note that the premises are assessed as follows:

Rateable Value £10,000

The current UBR is 49.9p. Under the latest Government relief, qualifying retail and hospitality businesses impacted by Covid-19 will receive a rates relief discount of 50% until 31/03/2023. **This information is for guidance only and all parties should satisfy themselves with the local billing authority.**

EPC

The property's Energy Performance Certificate Rating is to be confirmed.

Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Service Charge

A service charge will be payable. Please contact the agent for further details.



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:

£12,500 per annum

VAT

We confirm all figures quoted are exclusive of VAT which is payable at the prevailing rate.

Further Information

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

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