

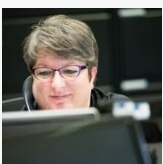


**The Boulevard, Castleward, Derby, Derbyshire DE1 2LD**

**RETAIL**

- ▶ **Retail and leisure units from 431 sq ft**
- ▶ **Convenience store of 3,977 sq ft currently available**
- ▶ **Adjacent to inner ring road**
- ▶ **Direct pedestrian access to intu Derby shopping centre and Derby rail station**

For enquiries and viewings please contact:



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### Location

Castleward is an exciting new urban village development which is set to transform 30 acres of land, linking the city centre with Derby rail station, into a new community of 800 homes alongside commercial retail premises.

Phase 1 is now complete providing 165 homes and a range of retail and leisure units along a tree lined Boulevard, which provides direct access to the intu Derby shopping centre via an underpass and the railway station. Footfall figures show a weekly average of around 33,000.

There is excellent connectivity via the ring road to the A38/A50/A52 network providing excellent access to the M1 Motorway J24/25.

### Description

The retail parade is complete and provides 9 small retail units and 3 larger store premises and have been finished to a shell condition, ready to accept individual occupiers fit-out.

Convenience store of 3,977 sq ft with fully glazed return frontage to The Boulevard as well as the large public open park space.

### Accommodation

	Sq M	Sq Ft
Unit 12	369.5	3,977
<b>Total</b>	<b>369.5</b>	<b>3,977</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

### Planning

The premises have Class A1 Retail, B1 Office and D1 consents under the Use Classes Order 1987. Prospective occupiers should make their own enquiries direct with the Planning Department on 01332 640795.

### Tenure

The premises are available on a new flexible term full repairing and insuring lease.

### Business Rates

The premises are to be assessed for Business Rates.

### Price

Rental £50,000 per annum

### VAT

We have been advised that VAT is payable.

### Legal Costs

Each party is to bear their own legal costs incurred with this transaction.

### EPC

An EPC is available on request.

### Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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