# **Excellent A1 retail opportunity within pedestrianised City Centre location**

# 116.42m<sup>2</sup> (1,253ft<sup>2</sup>)



- Central retail location
- Close to Intu Derby and Derby Bus Station
- Available on a new lease
- A1 (Shops) planning
- Nearby occupiers include Birds Bakers, Thomas Cook, Lee Longlands, Primark, TK Maxx and Farmfoods
- Rent £22,750 per annum





#### 6 Exchange Street | Derby | DE1 2DU



### Location

Derby has a resident population of circa 250,000 with 1.7 million within a 45 minute drive time.

The premises occupy a prominent position within the pedestrianised Exchange Street close to the Albion Street entrance of Intu Derby Shopping Centre where TK Maxx are situated.

Exchange Street is a natural thoroughfare linking East Street with Albert Street, the Guildhall Market and The Morledge.

Nearby occupiers include Birds Bakers, Thomas Cook, Lee Longlands, Primark, TK Maxx and Farmfoods.

# **The Property**

The premises are arranged over ground floor.

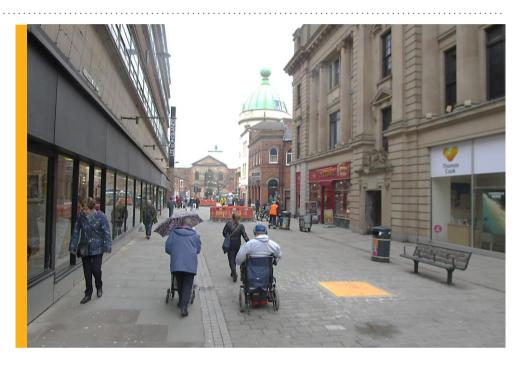
# Accommodation

The property comprises the following net internal areas:

Area	m²	Ft <sup>2</sup>
Ground Floor	116.42	1,253

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

### 116.42m<sup>2</sup> (1,253ft<sup>2</sup>)



# Planning

Lease

The current planning use is:-

Class A1 (Retail)

Other uses may be suitable subject to planning.

The premises are available by way of an Effective Full Repairing and Insuring lease for a

£22,750 per annum

### **Business Rates**

We are advised by the Derby City Council Business Rates Department that the premises hold the following rateable value:-

#### £24,250

(The current UBR is 46.6p. We advise interested parties are advised to make their specific enquiries with the local billing authority having regard for the effect of transitional phasing implications).

### VAT

We confirm all figures quoted are exclusive of VAT.

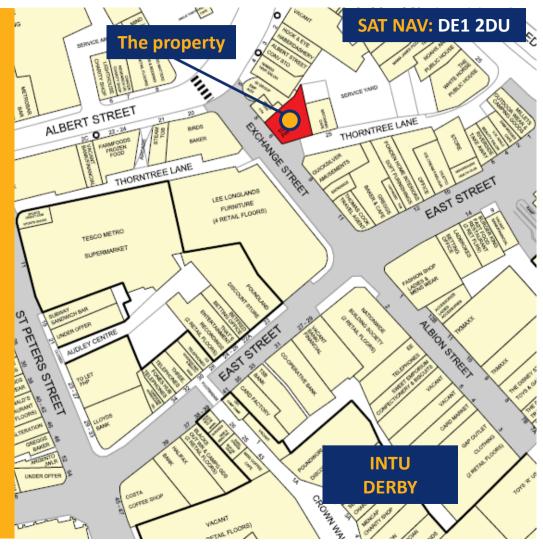
# Service Charge

term to be agreed at a rental of:

The lease will contain provision for a service charge. Further details available upon request.

# Legal Costs

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



### For further information or to arrange to view please contact:

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Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges Inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical or purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.