

6 Exchange Street |

Derby | DE1 2DU

## 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



**FHP**  
[www.fhp.co.uk](http://www.fhp.co.uk)

**To Let**



## 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	m <sup>2</sup>	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).



## Planning

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The current planning use is:-

**Class A1 (Retail)**

Other uses may be suitable subject to planning.

## Lease

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The premises are available by way of an Effective Full Repairing and Insuring lease for a term to be agreed at a rental of:

**£22,750 per annum**

## Service Charge

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

## Business Rates

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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

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We confirm all figures quoted are exclusive of VAT.

## Legal Costs

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

