

TO LET

Ground Floor Retail Premises

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

1 Uttoxeter Road
Mickleover, Derby DE3 0DA



Leasehold: £15,000 per annum exclusive

- Net Internal Area of 39.42 m² / 424 sq.ft.
- Part of a busy local parade within Derby's largest and rapidly expanding suburb.
- Available January 2022.
- Highly prominent corner position with return frontage visible to Uttoxeter Road.
- Located within the popular commuter district of Mickleover, with great transport links to the A38 and Derby City Centre.



SALLOWAY



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Location

The property is located in the heart of Mickleover District Centre which is a compact commercial area serving a large residential catchment in excess of 18,000 homes.

The District Centre is home to a variety of shops, service providers, pubs and restaurants with notable nearby occupiers including Dominos, Bagshaw's Residential, Co-op Funeral Care and Birds the Confectioners; together with a range of local and independent businesses.

More specifically, the property is prominently located on the corner of Uttoxeter Road and The Square, in close proximity to the new Limes Corner retail development.

Description

The property comprises a ground floor retail unit with display window fronting Uttoxeter Road and a return frontage to The Square.

Internally, the property comprises open plan retail accommodation which benefits from laminate flooring, painted plaster walls and suspended ceilings inclusive of inset strip and spot light fittings.

To the rear of the retail area there is a small hall /store area and staff w/c facilities which each have vinyl flooring and wall mounted light fittings.

Accommodation

The premises comprise:-

| | | |
|--------------------------------|------------------------------|-------------------|
| Retail Area: | 37.18 m ² / | 400 sq.ft. |
| Rear Hall / Store: | 2.24 m ² / | 24 sq.ft. |
| Total Net Internal Area | 39.42 m² / | 424 sq.ft. |

Services

It is understood that mains electricity, water and drainage are connected to the property.

Business Rates

The property is listed on the Valuation Office Agency website as having a Rateable Value of £11,000. Interested parties are advised to contact the Local Planning Authority to confirm this figure.

Planning

The property is understood to benefit from Use Class E (Commercial, Business and Service) planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

Interested parties are advised to confirm all planning queries with the Local Planning Authority.

Lease Terms

The premises are available to let by way of a new full repairing and insuring lease for a term of 5 years or more with periodic RPI linked rent reviews.

Rent

Rental offers are invited in the region of £15,000 per annum exclusive of rates and all other outgoings.

VAT

VAT is not applicable.



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Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs, together with their own professional and legal costs.

Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars once received from the Registered Assessor.

Anti-Money Laundering

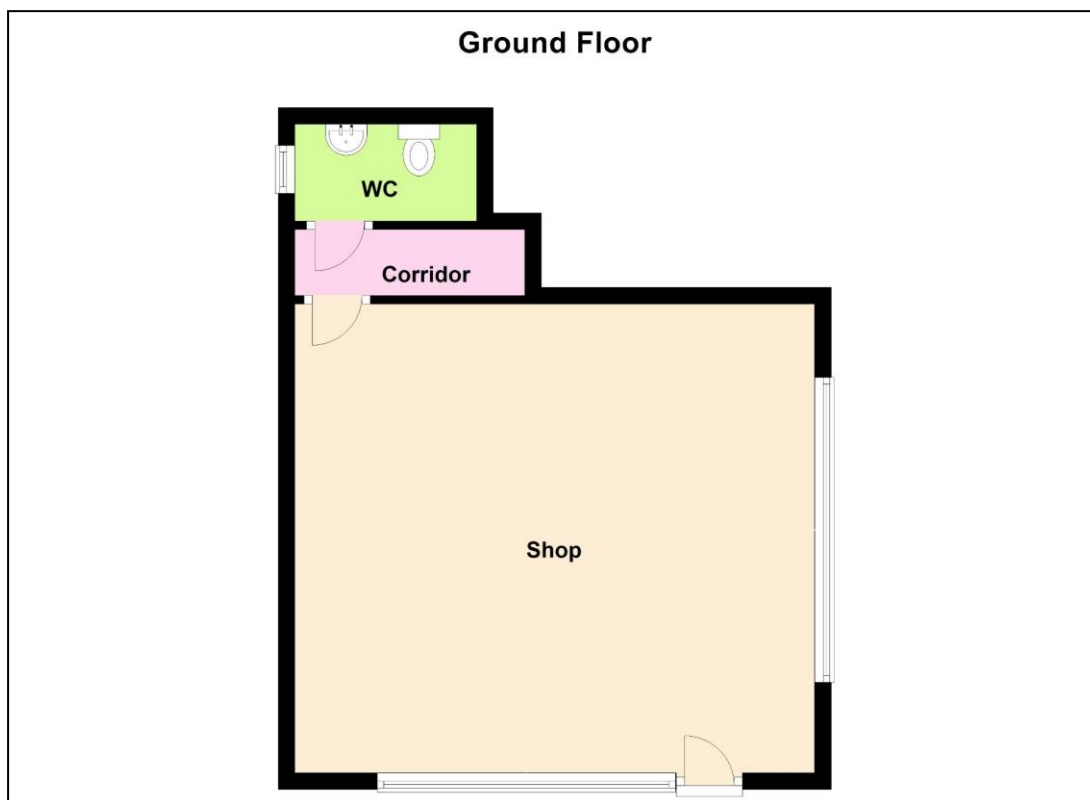
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewing and Further Information

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:-

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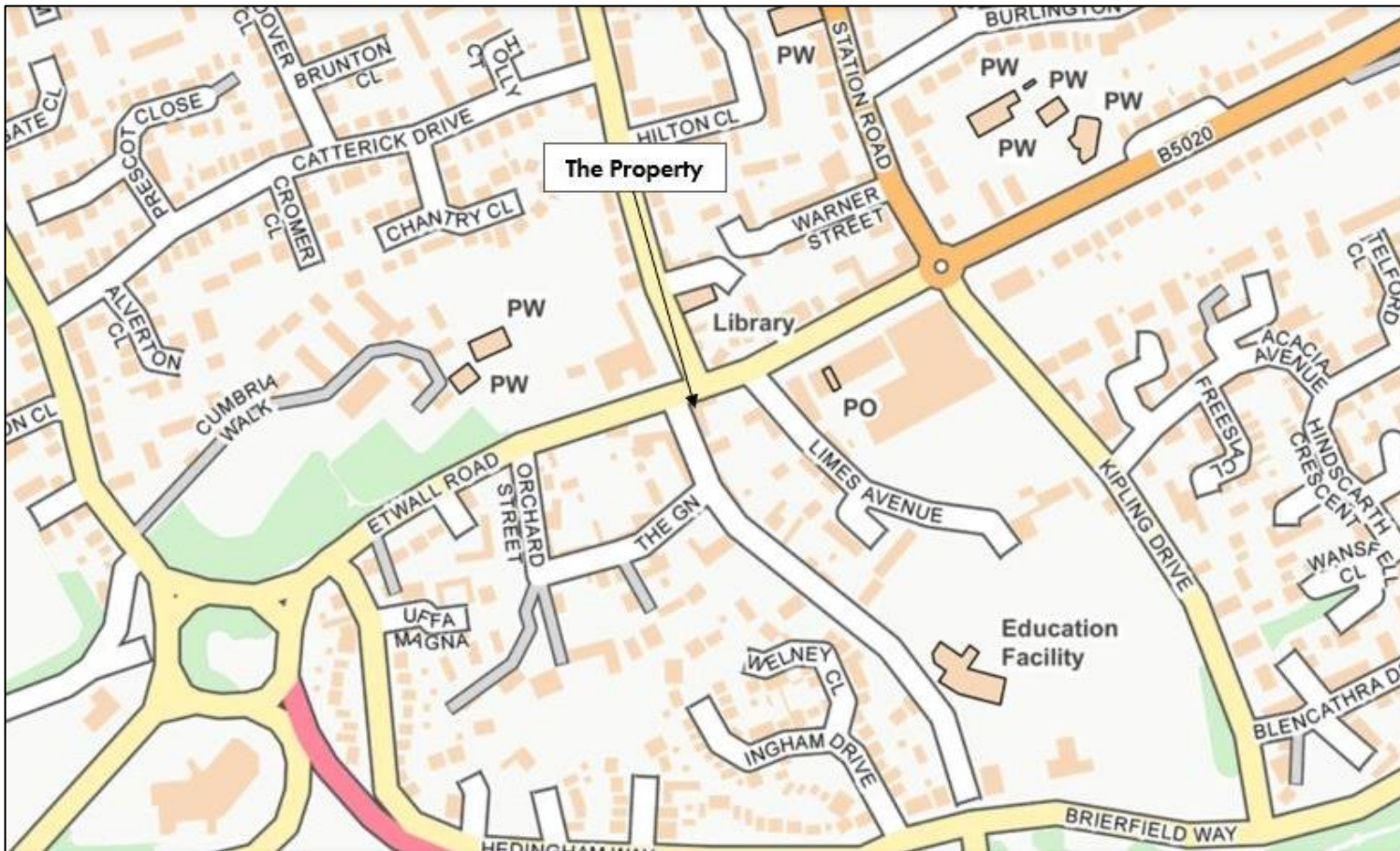
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