



18 Park Farm Drive, Derby, Derbyshire DE22 2QN

RETAIL

- ▶ **895 sq ft with return frontage**
- ▶ **Prime corner position within busy district shopping mall**
- ▶ **Excellent free on-site parking**
- ▶ **Occupiers include Co-op Food Store, Wilkinsons, Boots, Farmfoods, Dominos and Papa Johns**

For enquiries and viewings please contact:



Debbie Thompson
07825 685933
dthompson@innes-english.com



Nick Hosking
07855 423458
nhosking@innes-english.com

Location

The Park Farm Shopping Centre provides the principle retailing destination for Allestree, a large residential suburb approximately 1 mile north of the city centre.

Allestree benefits from an affluent catchment with a residential population in excess of 60,000 within a 10 minutes drive time and is located close to the main University of Derby Campus, approximately 1 mile north of Derby City Centre.

Park Farm totals approximately 165,000 sq ft of retail space with anchor tenants such as Wilkinsons, Co-op Food Store, Boots, Farmfoods, Dominos and Papa Johns, along with a range of regional and independent retailers within 4 stores and 48 shops.

There is free customer parking on-site for approximately 400 cars and a centre manager on site.

Description

A self-contained ground floor retail unit with full height return frontage, open plan retail area, kitchen, w.c. facilities, ancillary storage.

There is rear access to service yard for deliveries.

Accommodation

| | Sq M | Sq Ft |
|--------------|-------------|------------|
| Ground Floor | 83.1 | 895 |
| Total | 83.1 | 895 |

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

Planning

The premises have Class A1 Retail consent under the Town & Country Planning Act (Uses Classes Order) 1987. Prospective tenants are advised to clarify their own use direct with the local planning department on 01332 640795.

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Business Rates

The property is currently listed as Shop & Premises and has a rateable value of £21,500.

Source: VOA

Rent

Rental £20,000 per annum exclusive of service charge, business rates and VAT. The rental is paid quarterly in advance.

Service Charge

There is a service charge levied to cover the cost of the landlord's services. The current service charge is approx. £3.00 per sq ft.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: E (121)

Date Produced: 12-Aug-2020



Derby
The Park Farm Shopping Centre

M1 - 10 MILE
DERBY CITY CENTRE - 3 MILE
DERBY UNIVERSITY - 1 MILE



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