



**Unit 14 Park Farm Shopping Centre, Allestree, Derby DE22 2QQ**

**RETAIL**

- ▶ **Retail unit of 1,231 sq ft.**
- ▶ **Within busy district shopping mall**
- ▶ **Excellent free on-site parking**
- ▶ **Occupiers include Co-op Food Store, Wilkinson's, Boots, Farmfoods, Dominos and Papa Johns**

For enquiries and viewings please contact:



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### Location

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

Allestree benefits from an affluent catchment with the resident population in excess of 60,000 within a 10 minute drive time and is located close to the main University of Derby campus.

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, the property has double glazed aluminium framed shop frontage with a kitchen, male/female WCs, a small ancillary area and office to the rear with access to service yard for deliveries.

### Accommodation

	Sq M	Sq Ft
Unit 14	114.4	1,231
<b>Total</b>	<b>114.4</b>	<b>1,231</b>

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

### Planning

The premises have Class E (Business, Commerce and Services) under the use classes order 1987 (as amended). Interested parties are advised to clarify their use direct with the 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 business rates are to be reassessed on splitting the unit. An indication of rates payable is available on request.

### Rent

The property is available to rent for £18,500 per annum exclusive of service charge business rates and VAT. The rental is payable 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 £TBC

### 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 has an EPC assessment of: D (96)

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# Derby

## The Park Farm Shopping Centre

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

