

NEW RETAIL DEVELOPMENT

Retail Units to Let

From 45.44 sq.m. / 489 sq.ft. to 259.36 sq.m. / 2,791 sq.ft.



CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Uttoxeter Road, Mickleover,
Derby DE3 0DA



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All Enquiries Welcome

- Proposed new retail development in Derby's largest and rapidly expanding suburb.
- Units from 45.44 sq.m / 489 sq.ft. To 259.36 sq.m. / 2,791 sq.ft.
- Tenant-occupiers sought for pre-let commitments.
- Opportunity to install mezzanines.
- Anticipated occupation – late 2019.
- Highly distinctive and prominent opportunity.

1 New Park Place, Pride Park
Derby, DE24 8DZ

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Location

Mickleover is a large residential suburb of Derby (to the south west) with an estimated population of 18,000 which continues to grow by significant numbers as a result of a number of on-going and planned residential developments, providing a further 3,000 homes. Residents are largely within the A, B, C1 and C2 socio-economic groupings. It is conveniently located with direct access onto the A516 and A38, connecting with the A50 and is within easy commuting distance of Derby City Centre. Major nearby employers include Derby Royal Hospital, Toyota and Rolls Royce.

The site is located in the middle of the Mickleover District Centre which is a compact commercial area serving a large residential catchment. The District Centre comprises a number of shops, pubs/restaurants and other commercial users including purpose-built shopping parades, converted residential properties, a Tesco food store and a Petrol Filling Station with M&S Simply Food.

Description

The development will comprise two blocks of four shop units ranging in size from 45.44m²/489sq.ft. to 66.85m²/720sq.ft. The construction will enable two or more of the units to be combined if required. Furthermore, there is sufficient height within the building to accommodate a mezzanine floor as a tenant's improvement.

The attractive contemporary design of the buildings is considered to be iconic and distinctive and with a prominent frontage to the corner of Uttoxeter Road and Limes Avenue, occupiers will be able to take advantage of a high-profile opportunity.

The units will benefit from rear servicing and a number of car parking spaces to the rear and off Limes Avenue.

The developer/landlord will provide shop fronts and will arrange for connection points to services. Otherwise the units will be completed to a shell finish, ready to receive tenant's fit-out.

Accommodation

The following schedule sets out the approximate areas and dimensions for the units as proposed. These are subject to change. Two to four units can be combined; thus, unit sizes range from a minimum of 45.44 m²/489 sq.ft. to a maximum of 259 m²/2,787 sq.ft.

Unit	Approx. Gross Internal Area
1	63.85m ² / 687 sq.ft.
2	66.85 m ² / 720 sq.ft.
3	66.00 m ² / 710 sq.ft.
4	62.66 m ² / 674 sq.ft.
5	47.77 m ² / 514 sq.ft.
6	64.23 m ² / 691 sq.ft.
7	45.44 m ² / 489 sq.ft.
8	51.28 m ² / 552 sq.ft.

Anticipated completion end 2019.

Terms

The units are available on new full repairing and insuring leases incorporating 3-yearly rent reviews (fixed uplifts).

A nominal service charge will be applied for the maintenance of the common service yards and parking areas.



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VAT

VAT will be applied to the rents at the prevailing rate.

Rent

Rents from £17,500 pax

Legal Costs

The ingoing Tenant will be responsible for the Landlord's reasonably incurred legal costs in connection with any transaction. The prospective Tenant will also be required to underwrite the Landlord's costs in the event of a withdrawal after terms are agreed.

Anti-Money Laundering Policy

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

Viewing

The site is securely fenced but open visually and can be viewed at any time.

Next Steps

Interested parties are invited to contact the Agents and provide details of their requirements.

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SALLOWAY



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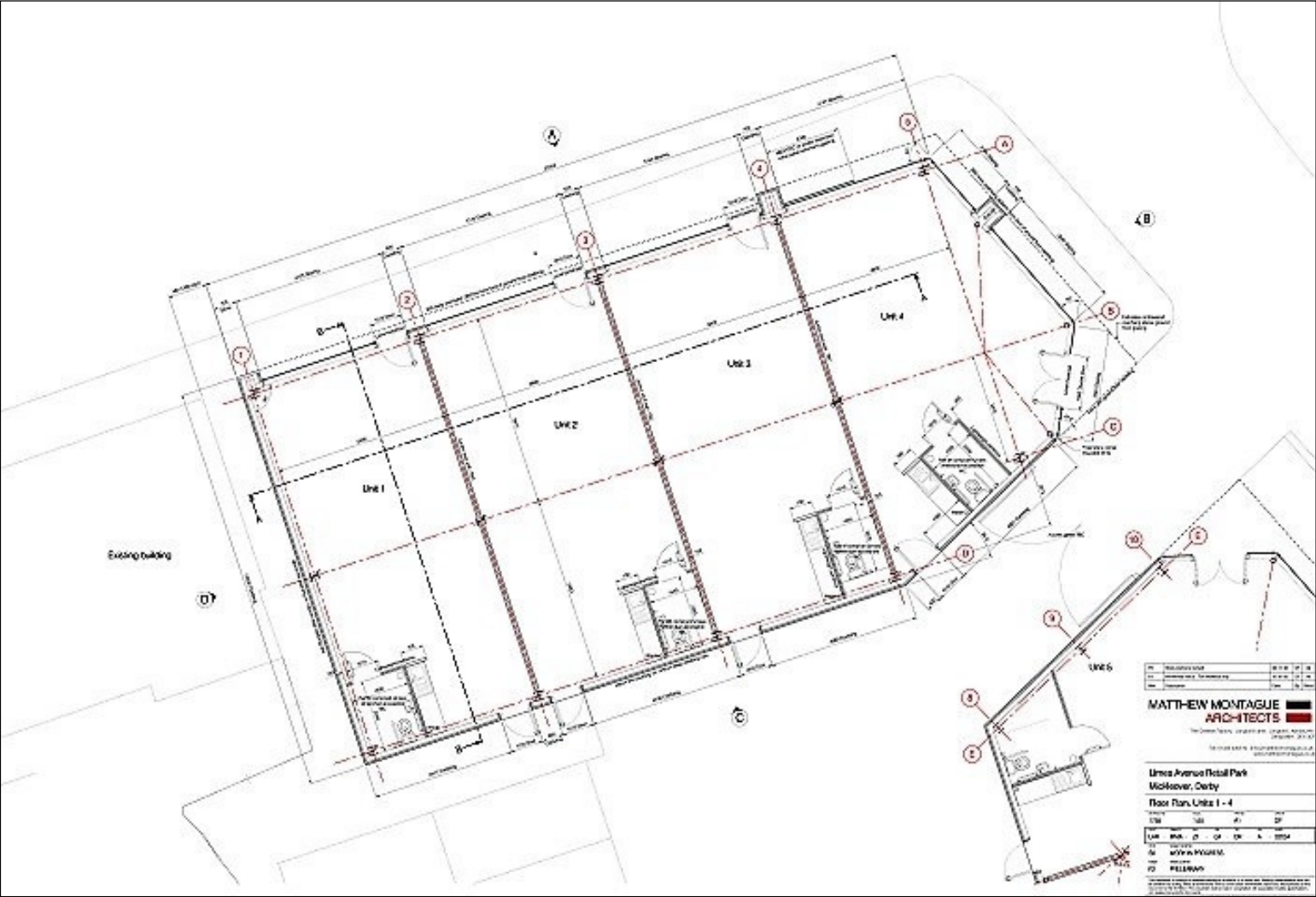
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Floor Plan – Units 1-4



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Floor Plan – Units 5-8



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