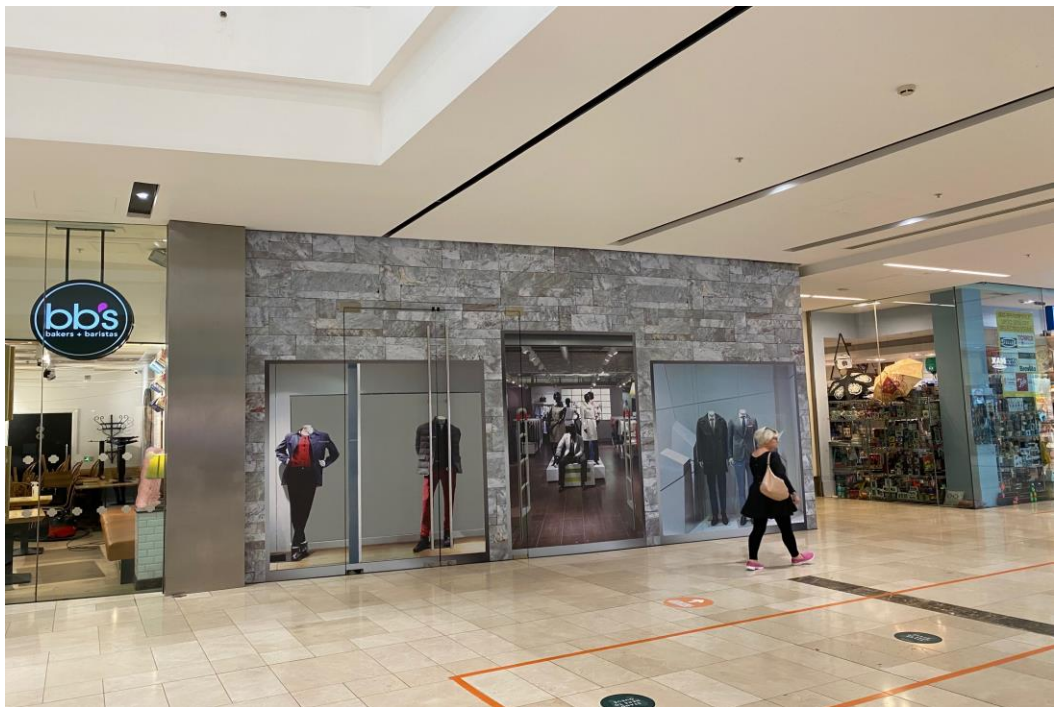

SU152 | Derbion Centre

Derby | DE1 2PR

Prime shopping centre retail unit

103.30m² (1,112ft²)



- Derbion Centre comprises 1,300,000ft² with an annual footfall of 22 million
- Scheme anchored by M&S, Next, Boots, Showcase Cinema De Lux and Hollywood Bowl
- Nearby occupiers include M&S, The Entertainer, Deichmann, Costa, Greggs and BB's



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To Let



Location

Derbion Centre comprises in excess of 1.3 million sq ft across 180 retail units and 20 catering units. There is 3,700 car parking spaces. The scheme is anchored by Marks and Spencer with major retailers including Next, H&M, Hugo Boss, Zara, All Saints, Boots and Sainsbury's.

Key Stats:-

- 22 million shoppers per annum
- 59% of the catchment are in the top 3 Acorn Categories
- 60,000 students
- Average dwell time 124 minutes
- Retail conversion 84%, with average spend of £95
- Catering conversion 51% with average restaurant spend of £38
- 71% female / 29% male shoppers

The Property

The unit is located on the prime ground floor mall opposite M&S, with nearby occupiers BB's Coffees & Muffins, Mobile Lab, Wooden Spoon Cookshop, The Entertainer and Optique Vision. The unit is also located close to the centre facilities and lift core providing access to the multi-storey car park.

Accommodation

We understand that the accommodation comprises the following net internal area:-

Area	m ²	ft ²
Ground Floor Sales	103.30	1,112

(This information is given for guidance purposes only)



Lease Terms

The premises are available by way of a new lease.

Rent on application

Service Charge

The 2021 service charge has been estimated at:

£9.37 per sq ft

subject to annual reconciliation at the end of the service charge year.

Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services or Clinic.

Business Rates

We are verbally advised by Derby City Council Business Rates Department that the premises are assessed as follows:-

Rateable Value £22,500

The current UBR is 49.9p. Under the latest Government relief qualifying retail and hospitality businesses impacted by Covid-19 will receive full rates relief until 30/6/21, thereafter and to 31/3/22 there will be a discount of 66%.

This information is for guidance only and all parties should satisfy themselves with the local billing authority.

EPC

A copy of the EPC is available upon request.

Legal Costs

Each party are to be responsible for their own legal fees incurred in connection with this transaction.



For further information or to arrange to view please contact:

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12/01/21

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