
Unit 5 The Royal Buildings
Victoria Street | Derby | DE1 1ES

A1 retail premises in Derby City Centre

Ground floor sales 51m² (549ft²)



- **Prominent City Centre location**
- **Suitable for A1 (Shops) or A3 (Restaurants and Cafes – subject to planning)**
- **Close to Victoria Streets bus stops/taxi rank**
- **Nearby tenants include Primark, Savers, Burton Menswear, Coral, Cosy Club and The Posthouse**
- **Rent £17,500 per annum**



To Let



Location

Derby has a resident population of circa 250,000 with 1.7 million within a 45 minute drive time.

Situated within a five minute walk of Intu Derby Shopping Centre, the premises offers a highly prominent position on Victoria Street, close to the intersection with St Peters Street and Cornmarket. Victoria Street is a major pedestrian and bus/taxi route.

Nearby occupiers include; Primark, Savers, Burton Menswear, Coral, Cosy Club, Bar Soba and The Post House.

The Property

Unit 5 forms part of the Royal Buildings. The ground floor provides retail trading. The basement is fitted well and could be used for storage or ancillary accommodation.

Accommodation

The property comprises the following approximate net internal floor areas:-

Area	M ²	Ft ²
Ground floor	51	549
Basement	36	386
Total	87	935

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

Ground floor sales 51m² (549ft²)



Lease Terms

The property is available by way of a effective Full Repairing and Insuring lease for a term to be agreed at a rental of:

£17,500 per annum exclusive

Service Charge

The lease will contain provision for a service charge. Full details are available on request.

VAT

VAT will be payable at the prevailing rate.

Legal Costs

Each part is to be responsible for their own legal costs incurred in connection with this transaction.

Business Rates

We are advised by the Derby City Council Business Rates Department that the premises hold the following rateable value:

Rateable Value £12,250

(The current UBR is 48.0p. Interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications).

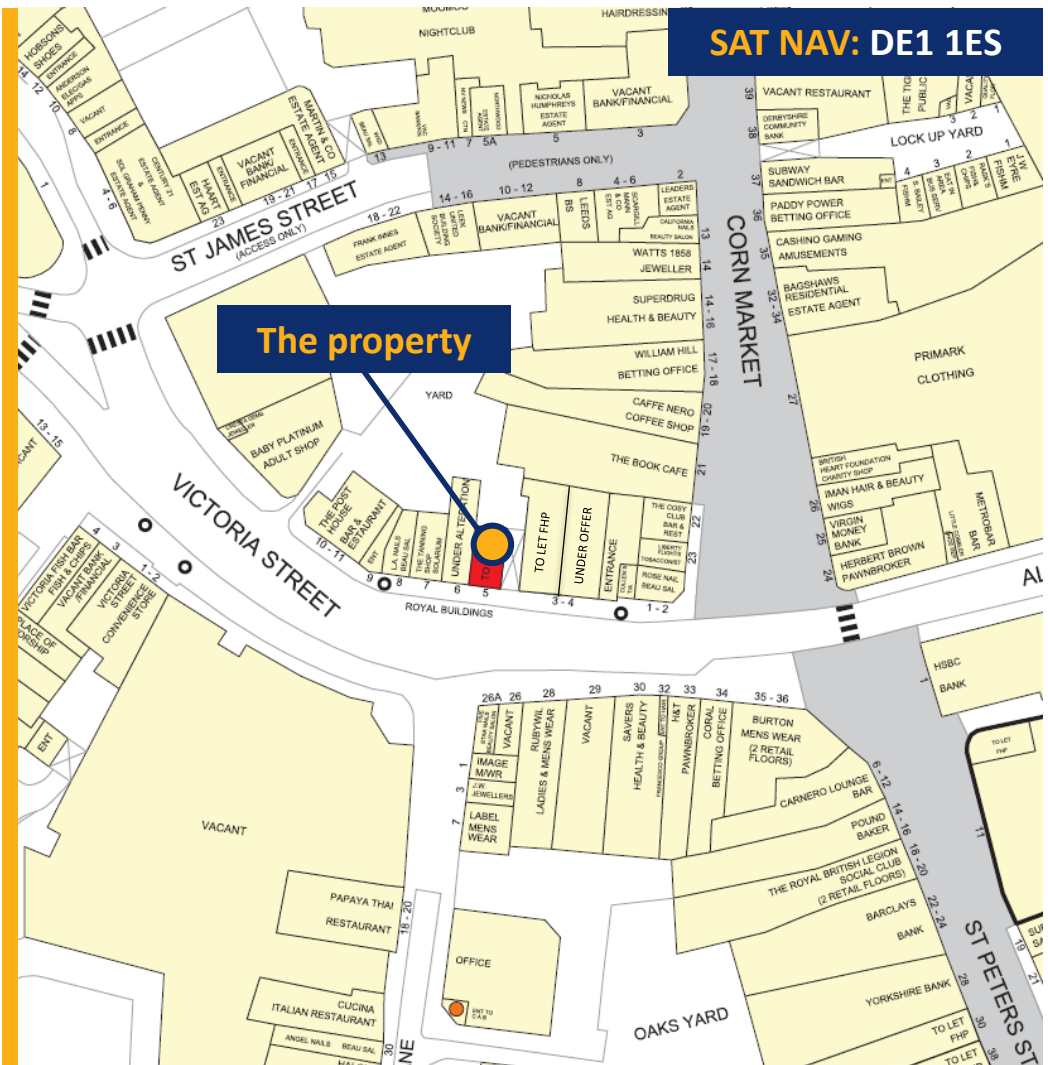
Planning

The property benefits from planning consent for:-

A1 (Shops)

Other uses will be considered subject to planning.

(This information is given for guidance purposes only and prospective tenant are advised to make their own enquiries of Derby City Planning Department on 01332 293 111).



The property

For further information or to arrange to view please contact:

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