



JOHNSON FELLOWS

CHARTERED SURVEYORS

Derby City Centre Retail

DERBY

The Boulevard, Castleward

£100 million development
providing 800 new homes
in the heart of Derby city
centre

Phase 1 Includes:-
12 commercial units
164 new homes



Retail Premises – To Let



Tel: 0121 643 9337 Fax: 0121 643 6407

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- Exciting new city centre mixed use development with a parade of retail units from 431 – 3,778 sq ft
- Convenience store with return frontage of 3,977 sq ft
- Cafe/Restaurant premises of 2,756 sq ft
- The Boulevard will link with the city centre and the railway station

LOCATION

Castleward is an exciting new mixed use development situated adjacent to the ring road on the south east edge of the city centre.

All the amenities of the city centre are close at hand with INTU Derby only a few minutes' walk. There is excellent connectivity via the ring road to the A38/A50/A52 network providing excellent access to the M1 Motorway J24/25 and beyond.

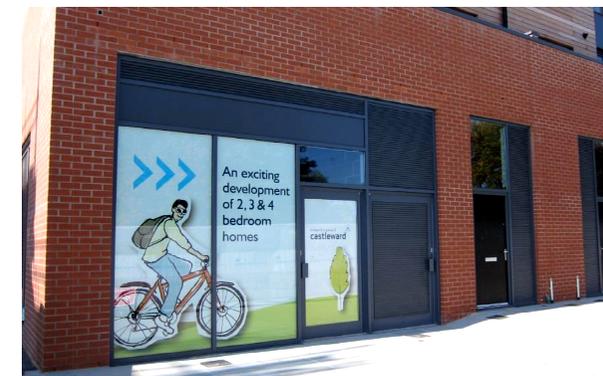
DESCRIPTION

Phase 1 of the Castleward development comprises an area of approximately 5 acres that will provide a mix of retail, café/restaurant and convenience store units along with 164 residential properties, surrounding a tree lined Boulevard that will link with the inner ring road (Opposite INTU Derby) and railway station. The overall development on completion will involve a £100 million pound investment and some 800 new homes in the heart of Derby city centre.

Construction of The Boulevard is well underway with units ranging from 431 – 3,778 sq ft and a convenience store of 3,977 sq ft and is available Spring 2014.

ACCOMMODATION

Unit 1	Retail	351 sq m	3,778 sq ft
Unit 2	Retail - Let	49 sq m	527 sq ft
Unit 3	Retail – Under Offer	69 sq m	743 sq ft
Unit 4	Retail – Available Now	69 sq m	743 sq ft
Unit 5	Retail – Available Now	69 sq m	743 sq ft
Unit 6	Retail – Available Now	69 sq m	743 sq ft
Unit 7	Retail – Available Now	79 sq m	850 sq ft
Unit 8	Retail – Available Now	40 sq m	431 sq ft
Unit 9	Retail – Available Now	40 sq m	431 sq ft
Unit 10	Retail – Under Offer	40 sq m	431 sq ft
Unit 11	Café/Restaurant	256 sq m	2,756 sq ft
Unit 12	Convenience Store	369 sq m	3,977 sq ft





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- INTU Derby – 2 minute walk
- Derby Railway Station – 5 minute walk
- Pride Park – 5 minute drive time
- Adjacent to the inner ring road accessing A6/A38/A52 network

PLANNING

We understand Class A1 Retail and A3 Café/Restaurant uses are allowed under the Use Classes Order 1987. Enquiries should be directed to the local planning department at Derby City Council.

TENURE

The premises are available on a new full repairing and insuring leases for a flexible term.

RENT

Rental details on application.

A service charge will be levied for any common parts services.

RATES

Each unit is to be assessed for business rates although an indication of the rateable values can be obtained from the letting agents.

VAT

We have assumed that VAT is applicable on the rental figures.

EPC

An EPC is available on request.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

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Or

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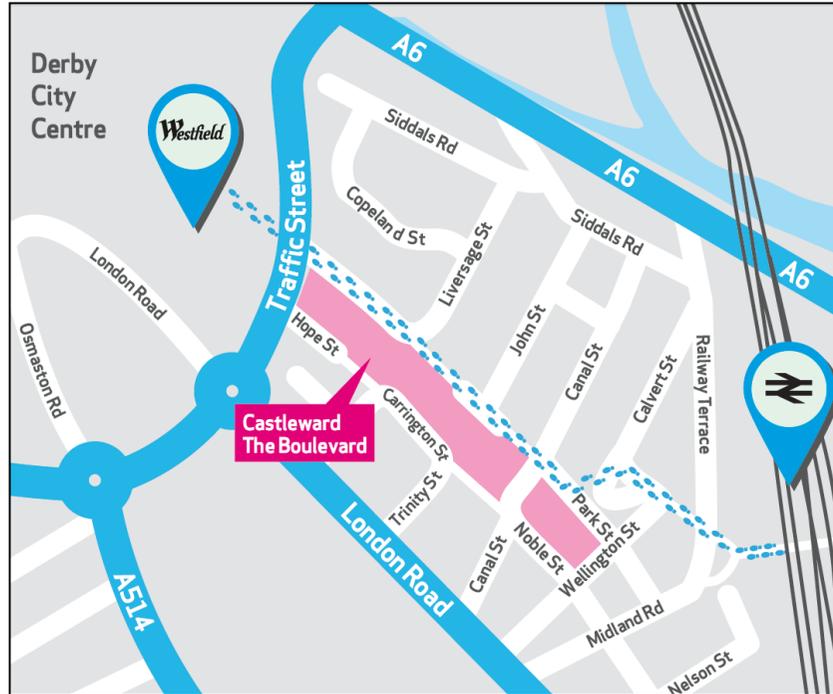
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