

## Popular Local Centre

Unit B, Wiltshire Road,  
Chaddesden, Derby  
DE21 6EZ

# TO LET

- 70.77 sqm (762 sq ft) GIA
- Adjacencies Heron Foods & Bargain Booze
- Good Parking
- Suit other retail / hot food / community uses



All enquiries/  
viewing  
requests to:



**Ben Taylor**  
07870 682050  
btaylor@innes-england.com

**0115 924 3243**  
[www.innes-england.com](http://www.innes-england.com)

## Location

Wiltshire Road is one of the main spine roads leading through Chaddesden, a busy and large suburb of Derby with a population in excess of 13,000. The site is located in a popular local centre comprising a range of independent and national retailers including Coral, Heron Foods, Bargain Booze, NISA and Wilson Pharmacy.

## Description

The former Public House has been redeveloped to provide three retail units, two of which are now let. Unit B provides 70.77 sq m (762 sq ft). There is additional basement storage of approximately 1,000 sq ft if required.

## Accommodation

	sq m	sq ft
Unit B	70.77	762
Basement		1,000
<b>Total</b>		<b>1,762</b>

(Measurements are quoted on a Gross Internal basis, in accordance with the RICS Property Measurement, First Edition.)

## Tenure

The premises are available on new sub-lease, terms to be agreed.

## Rent

£10,000 per annum exclusive.

## Business Rates

To be assessed upon completion.

## EPC

The EPC Rating is C (69)

## Further Information Contact

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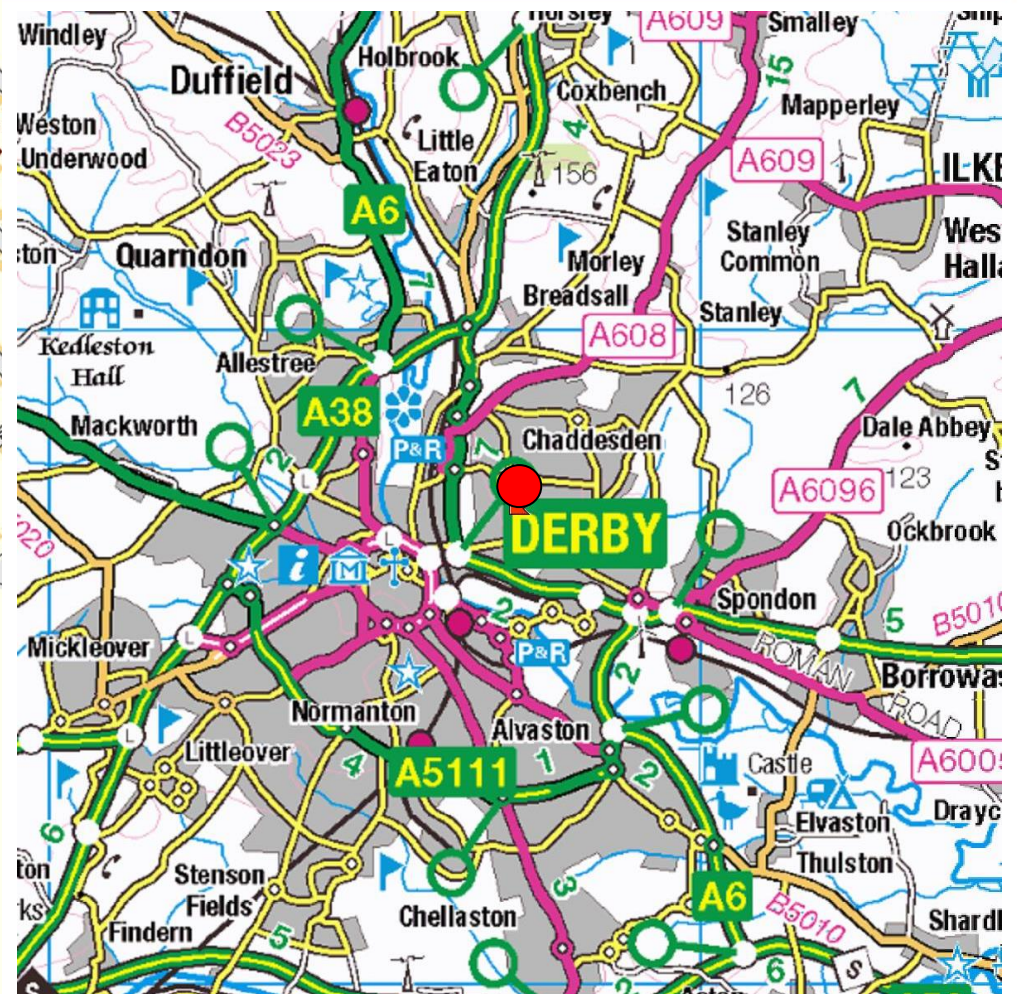


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