



60 London Road, Derby, Derbyshire DE1 2PA

RETAIL

- ▶ **Prominent property opposite entrance to Derby Intu**
- ▶ **Surrounding occupiers: Argos and Wilko's**
- ▶ **Available immediately**
- ▶ **Confidential - Staff Unaware**

For enquiries and viewings please contact:

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Location

The property is prominently located between Wilkinsons and Argos and opposite one of the entrances to the Derby Intu Centre on London Road in Derby.

Description

The premises comprise a retail property with ground and first floor retail together with customer lift access between the two floors.

Accommodation

	Sq M	Sq Ft
Ground Floor	86.2	928
First Floor	84.2	906
Total	170.4	1,834

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Planning

The property is currently used for A1 retail, other uses maybe considered subject to landlord's consent and planning.

Tenure

The property is held on a lease for 15 years from 24.06.2005 expiring 23.06.2020. The property is available by way of an assignment of the current lease or new lease terms to be agreed with the landlord.

Business Rates

The rateable value is £21,250.

Price

Upon application.

Service Charge

A service charge is payable.

VAT

VAT is payable.

Viewings

Viewings are by appointment with sole agents Innes England. PLEASE NOTE STAFF ARE UNAWARE SO PLEASE DO NOT INSPECT PRIOR TO CONSULTATION WITH THE AGENT.

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