

To Let

24 - 26 East Street, Derby DE1 2AF



- **Prominent unit at the heart of a very busy pedestrianised shopping street**
- **Ground floor 2,980 sq.ft.**
- **First floor 2,180 sq.ft.**
- **Planning application submitted to build 48 residential apartments above**

Location

The unit is situated on East Street within Derby's premier pedestrianised shopping location, opposite the entrance to Intu Shopping Centre. Neighbouring occupiers include Tesco Metro, Metrobar, Costa Coffee, McDonalds, Loungers Café & Bar, Game, Disney Store, Footlocker, Lloyds Bank, Yorkshire Bank, Barclays Bank, HSBC Bank, Topshop and Primark.

Derby has a population of 250,000 people (recorded 2015) and a catchment of 1.54m people in the wider metro area. Derby attracts 25 million tourists with an annual tourist spend of £66 million. Intu Derby, generates 24 million visitors per annum. With its central location within the busy City Centre, close to the Assembly Rooms, bus and coach stations, cathedral and shopping centre this is an excellent opportunity to benefit from a high footfall location.

Description

The property is arranged over ground floor and first floors.

Accommodation

The property comprises the following main net internal areas:-

Ground Floor Sales	2,980 sq.ft.	276.85 sqm
FF Stores	2,180 sq.ft.	202.53 sqm
Total	5,160 sq.ft.	479.38 sqm

Rent

£93,500 per annum.

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Lease Terms

The premises are available by way of a full repairing and insuring lease for a term to be agreed.

Service Charge

The service charge payable is £16,694 (£3.21 psf).

Planning

The property benefits from planning consent for A1 (retail). Initial enquiries of the planning department have indicated, subject to receipt of a formal application, change of use to A3 may be permitted.

Rateable Value

Derby City Council advise that the premises has a current rateable value of £112,000. Interested parties should make their own enquires of the Valuation Office (03000501501).

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

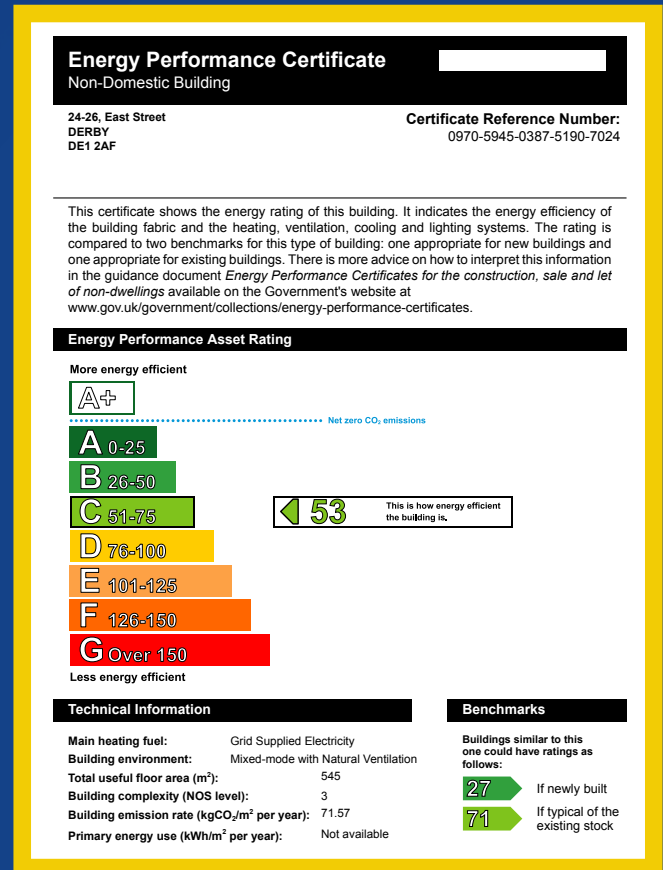
VAT

VAT will be charged at the prevailing rate.

*VAT & Conversion of a Commercial Building to a Residential Dwelling

As of 1 June 2008 VAT law has changed. If it is the intention of the purchaser to convert this building to a dwelling they must complete, prior to exchange of contracts, the HMRC form: Certificate to Disapply the Option to Tax: Buildings to be Converted into Dwellings etc. The HMRC suggests all parties completing this Certificate read Notice 742A Opting to Tax Land and Buildings. A copy can be found at www.hmrc.gov.uk.

EPC



February 2017. Subject to Contract.

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Viewing

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