



JOHNSON FELLOWS

CHARTERED SURVEYORS

Derby, 5-7 St Peters Mall

Retail Premises - Leasehold



LOCATION

Derby is a major commercial centre within the East Midlands region, situated approximately 8 miles to the West of Junction 25 of the M1 Motorway and 40 miles North East of the City of Birmingham.

St Peters Mall is a recently modernised and refurbished indoor retail precinct which forms one entrance to the Intu Derby Shopping Centre. The centre comprises in excess of 1,000,000 sq ft of retail space and provides 3,700 car parking spaces.

St Peters Mall links the pedestrianised St Peters Street with Intu Derby and nearby retailers include **Boots, Specsavers, Grape Tree, Costa Coffee** and **Waterstones**.

DESCRIPTION

The accommodation comprises a ground floor retail with additional first floor storage and staff facilities. This unit is well located, being positioned roughly centrally within the precinct.

The St Peters Mall precinct has undergone a comprehensive scheme of refurbishment works including a new entrance, internal remodeling and redecoration together with high specification lighting and precinct flooring.

The indoor precinct provides a range of retail units with storage and ancillary areas at first floor levels. The units are serviced by a communal service yard offering ample loading and car parking provision.



ACCOMMODATION

Ground Floor Retail	51.19 sq m	551 sq ft
First Floor Ancillary	42.77 sq m	455 sq ft
Total	93.46 sq m	1,006 sq ft

RENT

£15,000 per annum exclusive

TENURE

The unit is available to let by way of a new lease assignment for a period of years to incorporate upward only rent reviews at 3 or 5 yearly intervals as appropriate.

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value	£20,500
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Interested parties should verify this information with the local rating authority.

PLANNING

The unit has retail uses under Use Class A1 of the Town and Country Planning (Use Classes) Order (as amended).

SERVICE CHARGE

There will be a service charge payable towards to scheme maintenance and repair of all communal areas. Service charge figures for the current financial year are available from the marketing agents.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

D89

VIEWING

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

CONTACT

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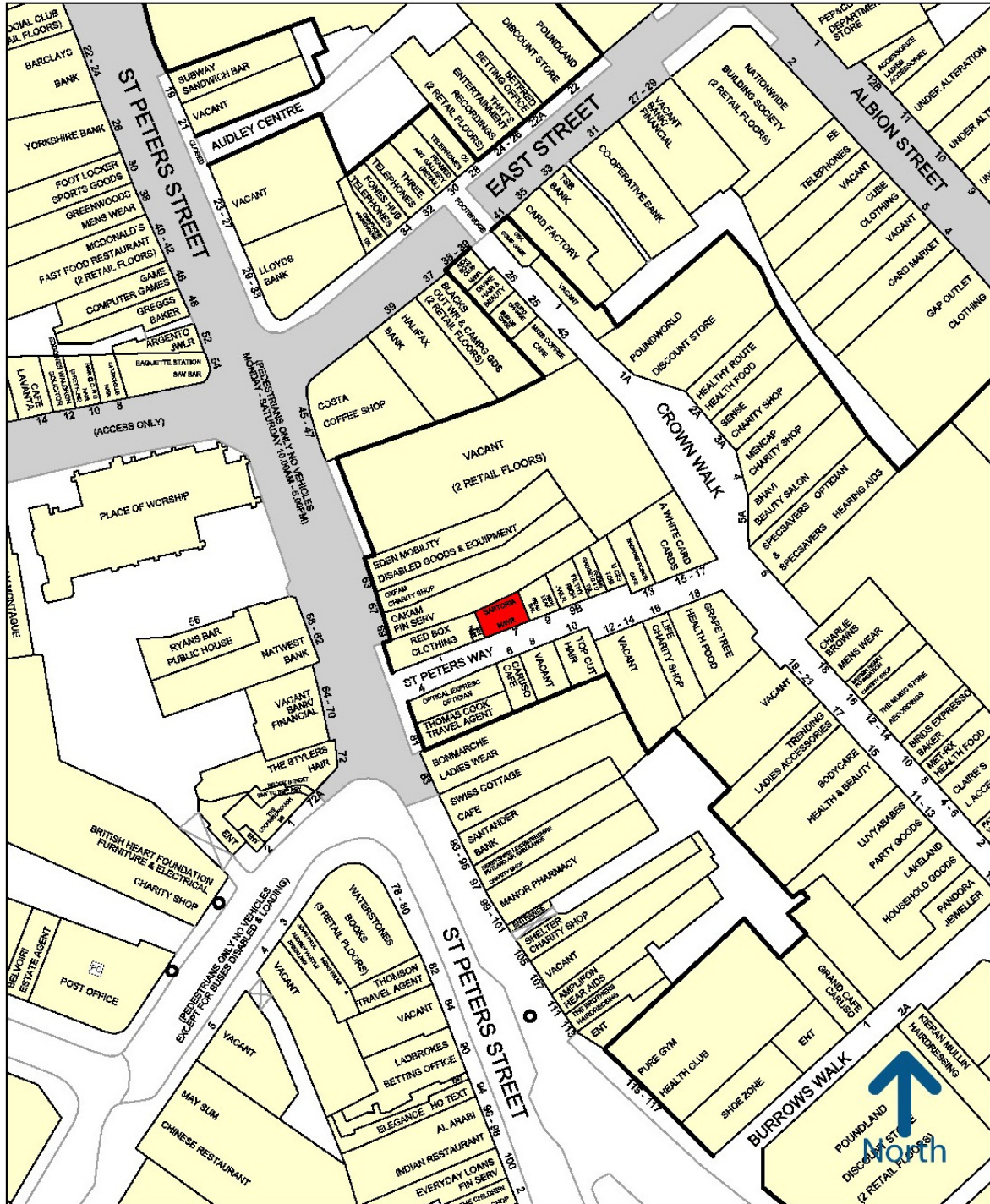
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50 metres

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