

LAST REMAINING UNIT

Last Remaining Retail Unit To Let (Unit 3)
Gross Internal Area of 66.00m² / 710 sq.ft.

CELEBRATING **25** YEARS OF PROPERTY
CONSULTANCY

Limes Corner, Uttoxeter Road, Mickleover,
Derby DE3 0DA



All Enquiries Welcome

- Proposed new retail development in Derby's largest and rapidly expanding suburb.
- Anticipated shell completion – Spring 2021.
- Tenant-occupiers sought for pre-let commitments.
- Opportunity to install mezzanine.



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Location

Mickleover is a large residential suburb of Derby (to the south west) with an estimated population of 18,000 which continues to grow by significant numbers as a result of a number of on-going and planned residential developments, providing a further 3,000 homes. Residents are largely within the A, B, C1 and C2 socio-economic groupings. It is conveniently located with direct access onto the A516 and A38, connecting with the A50 and is within easy commuting distance of Derby City Centre. Major nearby employers include Derby Royal Hospital, Toyota and Rolls Royce.

The site is located in the middle of the Mickleover District Centre which is a compact commercial area serving a large residential catchment. The District Centre comprises a number of shops, pubs/restaurants and other commercial users including purpose-built shopping parades, converted residential properties, a Tesco food store and a Petrol Filling Station with M&S Simply Food.

Description

Limes Corner will comprise two blocks of four shop units ranging in size from 45.44m²/489sq.ft. to 66.85m²/720sq.ft. The construction will enable two or more of the units to be combined if required. Furthermore, there is sufficient height within the building to accommodate a mezzanine floor as a tenant's improvement.

The attractive contemporary design of the buildings is considered to be iconic and distinctive and with a prominent frontage to the corner of Uttoxeter Road and Limes Avenue, occupiers will be able to take advantage of a high-profile opportunity.

The units will benefit from rear servicing and a number of car parking spaces to the rear and off Limes Avenue.

The developer/landlord will provide shop fronts and will arrange for connection points to services. Otherwise the units will be completed to a shell finish, ready to receive tenant's fit-out.

Accommodation

The following schedule sets out the approximate areas and dimensions for the units as proposed. These are subject to change. Last unit remaining comprising 66.00 m² / 710 sq.ft. with the opportunity to install a mezzanine.

Unit	Approx. Gross Internal Area
1	LET TO GYM
2	LET TO GYM
3	66.00 m ² / 710 sq.ft. £22,000 pax
4 (Corner Unit)	LET
5	LET TO BAR/RESTAURANT
6	LET TO BAR/RESTAURANT
7	LET TO BAR/RESTAURANT
8	LET TO BAR/RESTAURANT

The units are available on new full repairing and insuring leases incorporating 3-yearly rent reviews (fixed RPI uplifts).

A nominal service charge will be applied for the maintenance of the common service yards and parking areas.



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VAT

VAT will be applied to the rents at the prevailing rate.

Rent

Unit 3 - £22,000 per annum exclusive of all other outgoings.

Legal Costs

The ingoing Tenant will be responsible for the Landlord's reasonably incurred legal costs in connection with any transaction. The prospective Tenant will also be required to underwrite the Landlord's costs in the event of a withdrawal after terms are agreed.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessees.

Viewing

The site is securely fenced but open visually and can be viewed at any time.

Next Steps

Interested parties are invited to contact the Agents and provide details of their requirements.

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Existing building

Unit 1

Unit 2

Unit 3

Unit 4

Unit 5

Unit 6

Unit 7

Unit 8

Unit 9

Unit 10

Unit 11

Unit 12

Unit 13

Unit 14

Unit 15

Unit 16

Unit 17

Unit 18

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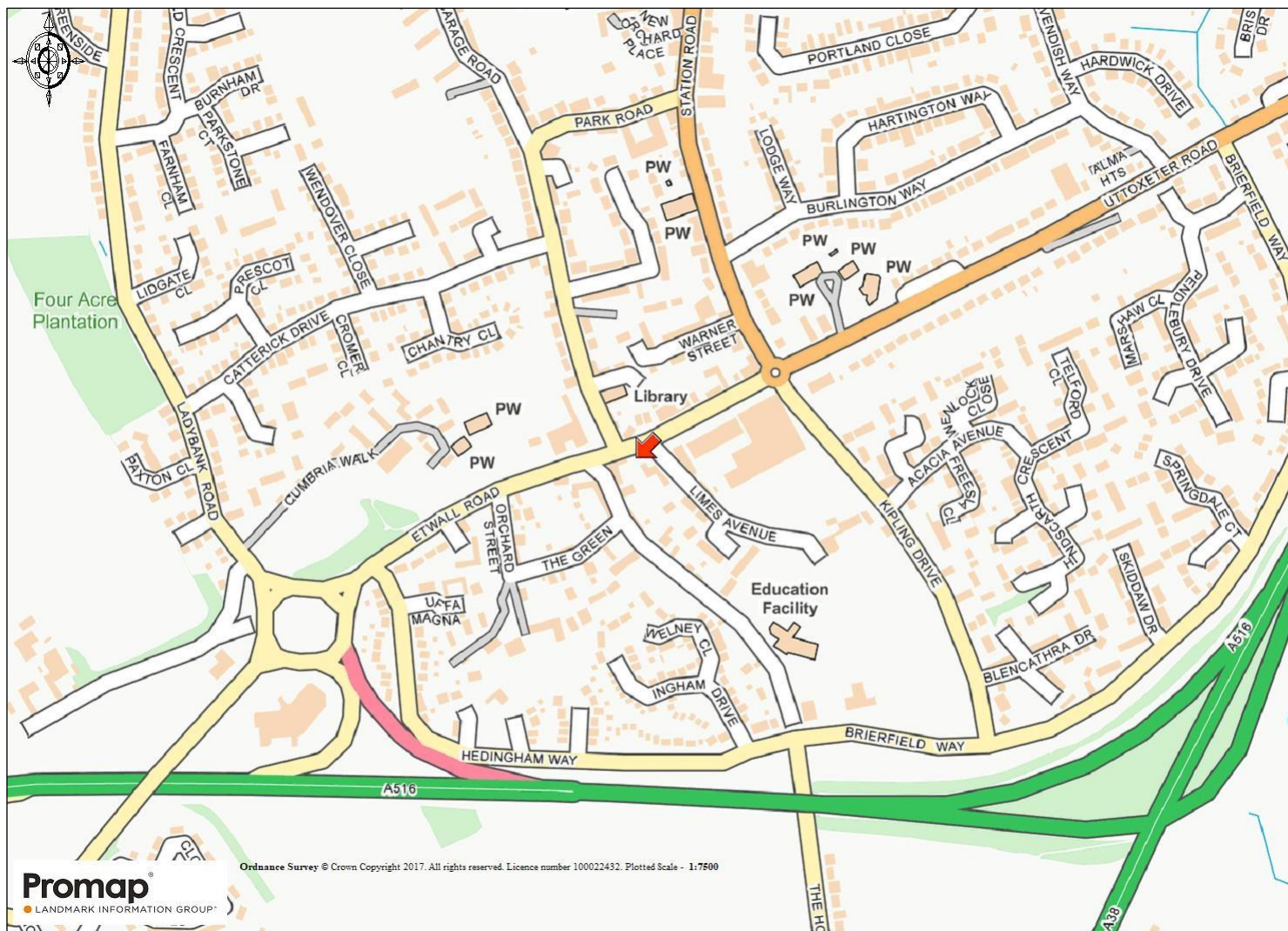
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Unit 363

Unit 364

Unit





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