

## To Let

### Corner Retail / Restaurant Unit

54 St Peter's Street, Derby DE1 1SH

For further information  
please contact:

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#### 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.

The Westfield Derby attracts over 25 million customers per annum.

The premises occupy a prime corner position at the junction of East Street and St. Peter's Street. Nearby multiple retailers include Greggs, Lloyds Bank, McDonalds, and Costa Coffee.

#### Accommodation

Ground Floor Retail	50.90 sq m	548 sq ft
Basement	54.30 sq m	585 sq ft
Total	105.20 sq m	1,133 sq ft

#### Business Rates

Rateable Value: £34,000

Rate Multiplier (2017/18): 48.0 p

Rates Payable: £16,320 pa

Interested parties should make their own enquiries with the relevant billing authority.

#### Rent

Offers are invited around £45,000 per annum exclusive.

#### Planning

The property benefits from planning consent for A1 (Shops) and A3 (Cafes and Restaurants).

#### Legal Costs

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

#### EPC

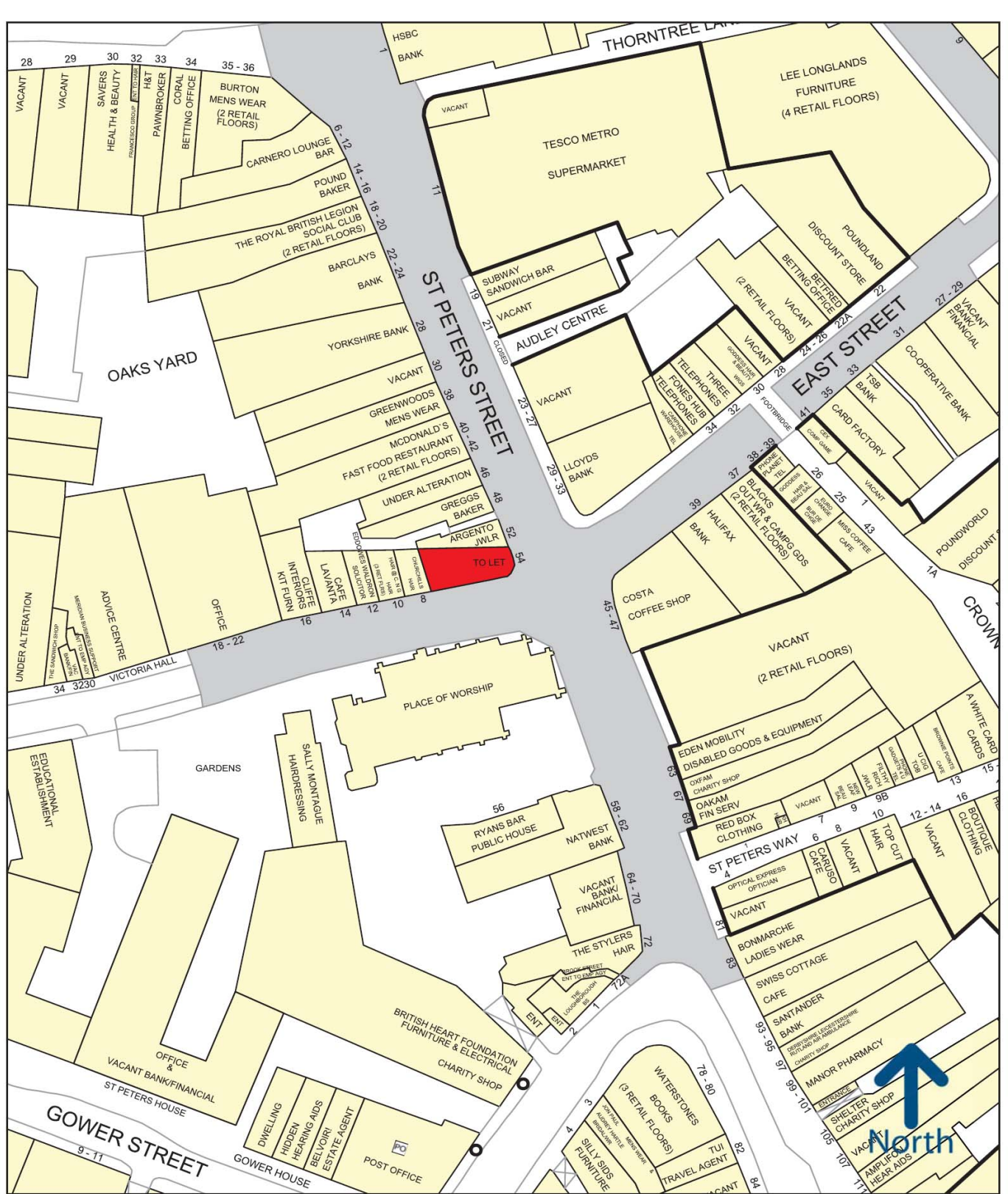
Available upon request.

#### VAT

VAT, if applicable will be charged at the prevailing rate.

#### Viewing

Strictly by prior appointment with Avison Young or our joint agents FHP 01332 343 222.



Experian Goad Plan Created: 15/11/2018

50 metres



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