

TO LET

City Centre Retail Unit

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

9-11 St James's Street,
Derby DE1 1RF



Rent: £21,000 p.a.x.

- Well specified retail premises benefiting from ground floor retail area and large basement office.
- Well proportioned display windows providing a gross external frontage of approximately 9.5m.
- Existing internal fit-out to a high standard including decoration and floor finishes.
- Located in a busy trading position within the Cathedral Quarter, Derby's Business Improvement District.



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1 New Park Place, Pride Park
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Location

The premises are located on St James' Street, in the centre of Derby, a partially pedestrianised thoroughfare linking Victoria Street (at its junction with The Strand) with Cornmarket.

The area forms part of Derby's prestigious Cathedral Quarter, an area that is outlined as a Business Improvement District (BID); for further information please visit www.derby.cathedralquarter.co.uk.

Description

The property comprises a ground floor retail unit of orthodox rectangular configuration with additional accommodation provided at basement level comprising an open plan office, storeroom and staff facilities.

The property is decorated to a high standard and comprises both laminate and carpet floor coverings, painted plaster walls, electric panel heaters and strip light fittings.

The sales area has a maximum internal width of 9.81m and an overall depth of 6.85m. The premises have the benefit of existing planning consent for A2 Financial and Professional Services but would also be suitable for A1 shop purposes.

Accommodation

The property comprises:-

Retail Area:	58.13 m ² /	626 sq.ft.
Basement Office:	45.51 m ² /	490 sq.ft.
Basement Kitchen:	5.56 m ² /	60 sq.ft.
Basement Store:	4.43 m ² /	48 sq.ft.

Total NIA 113.63 m² / 1,224 sq.ft.

Services

It is understood that all mains services are connected to the property.

Rateable Value

We understand the premises have a Rateable Value of £17,250. Interested parties are advised to confirm this figure with Derby City Council.

Lease Terms

The property is available by way of a new full repairing and insuring lease for a minimum of three years, subject to three or five yearly rent reviews where appropriate.

Rent

Rental offers are invited in the region of £21,000 per annum, exclusive of business rates and all other outgoings.

VAT

It is understood that VAT will be applicable at the prevailing rate.

Legal Costs

The ingoing Tenant is to be responsible for the Landlord's reasonably incurred legal costs in connection with this transaction.



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Energy Performance Certificate

The property has an EPC assessment of C64.

Anti-Money Laundering Policy

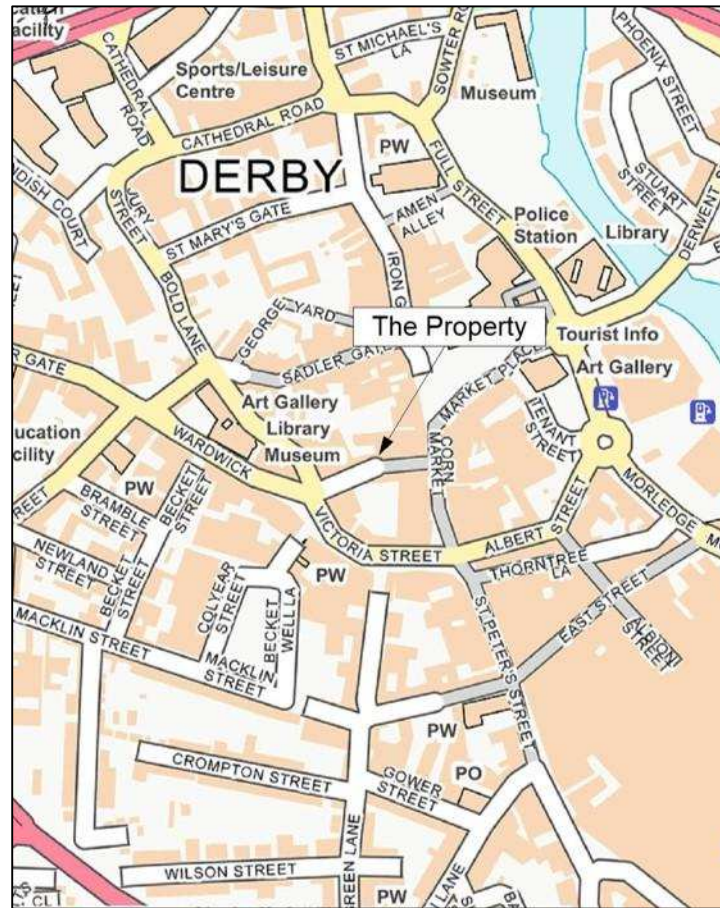
In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewing

Viewing is strictly via appointment with sole agents, Salloway:-

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Email: hberesford@salloway.com / wspeed@salloway.com



SALLOWAY



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This brochure is intended to be a guide only so please read these important notes:

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