

Unit 18 Park Farm Shopping Centre |  
Allestree | Derby | DE22 2QN

## Corner retail unit within established local Shopping Centre

83m<sup>2</sup> (895ft<sup>2</sup>)



- Ground floor sales 895ft<sup>2</sup>
- Excellent corner position
- Free onsite customer parking
- Shopping Centre anchored by Co-op Food, Wilko, Boots, Costa Coffee and Farmfoods
- Rent £22,500 per annum
- Close to Derby University



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**To Let**

## Derby The Park Farm Shopping Centre



## About the Centre

The Park Farm Shopping Centre provides the principle retailing destination for Allestree, a large residential suburb approximately 1 mile North of the City Centre.

Allestree benefits from an affluent catchment with the residential population in excess of 60,000 within a 10 minute drive time and is located close to the main University of Derby campus.

Park Farm totals 165,000ft<sup>2</sup> of retail space across 60 units. The scheme is anchored by a Co-op Food Store, Wilko, Boots, Costa Coffee and Farmfoods. Other occupiers include Birds, Dominos, Papa Johns, George's Fish & Chips, Co-operative Travel, Scarsdale Vets, Penmark Cards, Age UK and Sue Ryder.

The Centre has the benefit of free customer parking onsite for approximately 400 cars.

## The Property

Unit 18 provides an excellent corner unit with ground floor accommodation.

Servicing is from the rear of the premises.

The property comprises the following approximate floor areas

| Area    | M <sup>2</sup> | Ft <sup>2</sup> |
|---------|----------------|-----------------|
| Unit 18 | 83             | 895             |

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract)



## Lease Terms

The premises are available by way of an Effective Full Repairing and Insuring lease for a term of years to be agreed at a rental of:

**£22,500 per annum**

## VAT

We confirm VAT is applicable at the prevailing rate.

## Service Charge

A service charge is payable. Full details are available on request.

## Legal Costs

Each part is to be responsible for their own legal and all other professional costs incurred in the transaction.

## Business Rates

We are advised by Derby City Council Business Rates Department that the premises hold the following rateable value:-

**£21,500**

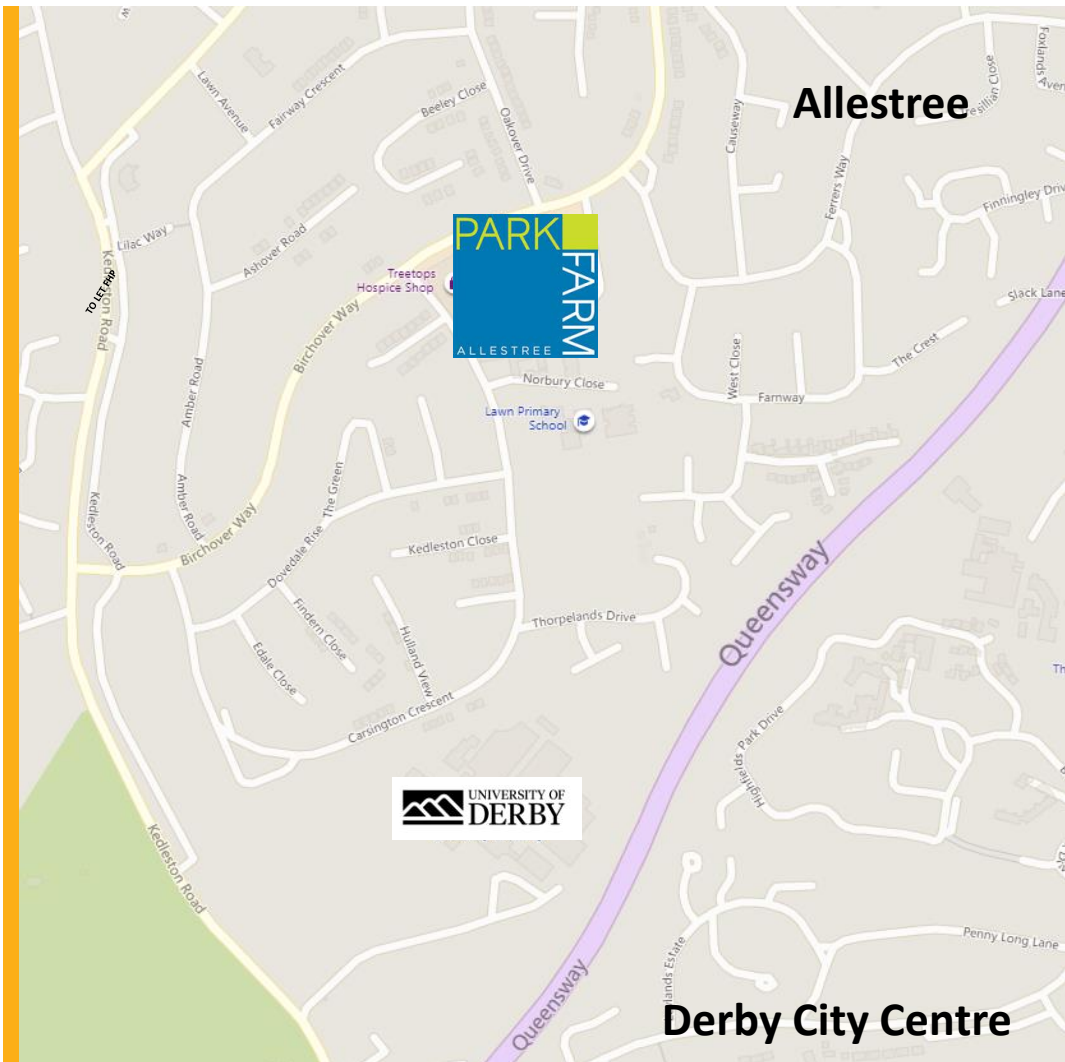
(The current small business multiplier is 0.491. All interested parties are advised to make specific enquiries with the local billing authority).

## Planning

The current planning use is:-

**Class A1 (Shops)**

Other users would be considered subject to planning.



**For further information or to arrange to view please contact:**

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Or contact our joint agents Innes England on 01332 362 244.

**Fisher Hargreaves Proctor Ltd.**

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**10/01/2019**

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