

Shop unit within established local Shopping Centre – Available Quarter 1 2022

92.25 m²
(993 ft²)

- Prime position facing the main entrance
- Available for occupation Q1 2022
- Free customer parking for 400 cars
- Shopping Centre anchored by Co-op Food, Wilko, Boots, Costa Coffee and Farmfoods
- Other major retailers include Card Factory, Savers, Domino's Pizza and Birds Bakery
- Close to Derby University



TO LET



Location



Gallery



Contact

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 165,000ft² 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 Savers, Birds, Dominos, Papa John's, George's Fish & Chips, Scarsdale Vets, Age UK and Sue Ryder.

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

The Property

This property comprises a retail unit delivered to a shell specification with capped services. The unit benefits from its own shop front.

Occupation is estimated to be available from Q1 2022 following completion of Landlord's works. The Landlord is currently creating two units from one larger property.



Derby

The Park Farm Shopping Centre

M1 - 10 MILE
DERBY CITY CENTRE - 3 MILE
DERBY UNIVERSITY - 1 MILE

300 CAR PARK SPACES



PARK FARM DRIVE



EURO CAR PARK
(221 SPACES)

PARK ■ FA



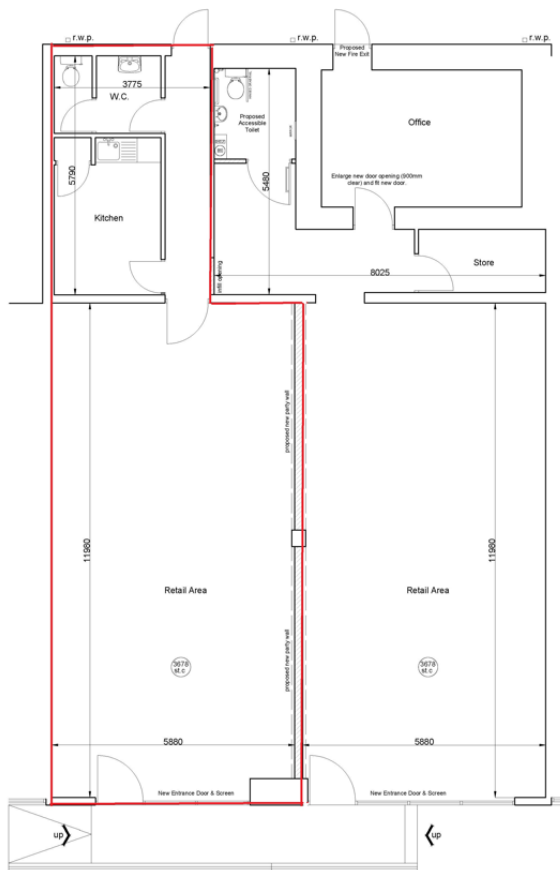
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Accommodation

We understand that the property provides the following net approximate areas:

Description	M ²	FT ²
Unit 16	92.25	993

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

EPC

To be reassessed upon completion of landlord's works.

Lease/Rent

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:

Description	Rent
Unit 16	£16,500



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Business Rates

The rateable value is to be reassessed by Derby City Council Business Rates Department upon completion of the landlord's works.

The current UBR is 0.491p. Under the latest Government relief, qualifying retail and hospitality businesses impacted by Covid-19 will receive a rates relief discount of 66% to 31/3/22. This information is for guidance only and all parties should satisfy themselves with the local billing authority.

Service charge

A service charge is payable. For further information please contact the agents.

VAT

We confirm VAT is applicable at the prevailing rate.

Legal Costs

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

Planning

The units fall within **Use Class E** which is suitable for retail, shop, café/restaurant, financial and professional services, clinic, office or gym.



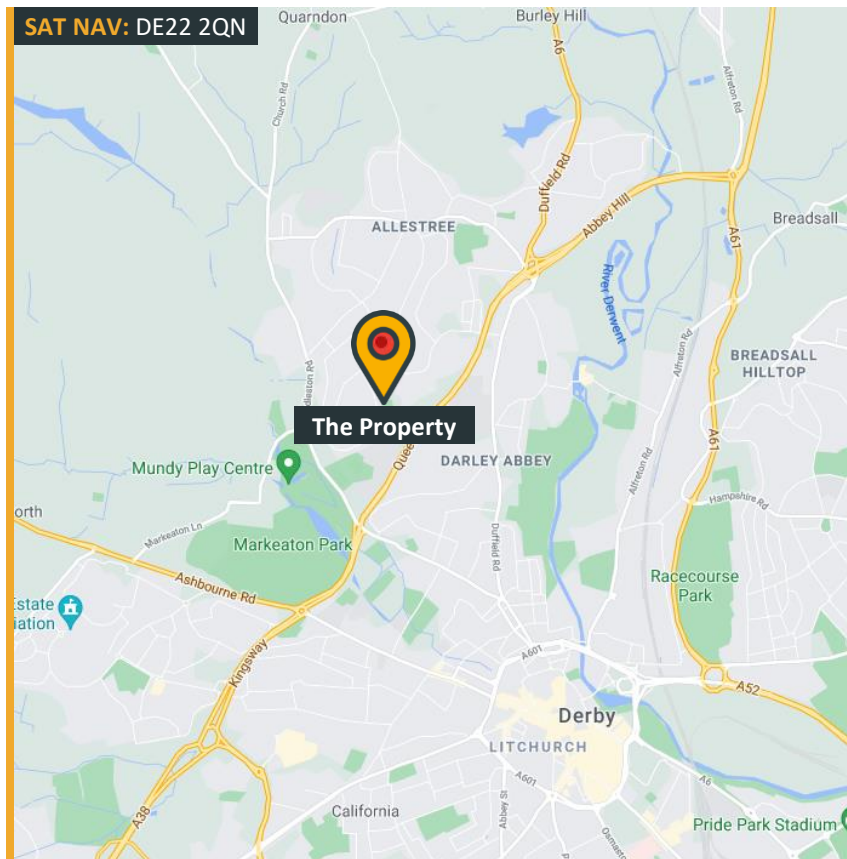
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Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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08/09/2021

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.