

34 East Street
Derby | DE1 2AF

Prime A1 (shops) retail unit opposite Intu Derby Shopping Centre

73m² (790ft²)



Intu Derby



Card Factory - opposite



Blacks - opposite

- Ground floor sales – 790ft²
- First floor stores – 546ft²
- Prime retail location opposite Intu Derby
- Rear loading via serviced goods lift
- Planning application submitted to build 48 residential apartments above
- Nearby occupiers include Carphone Warehouse, Card Factory, Blacks, Argento and O2



FHP
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To Let



Intu Derby



Carphone Warehouse adjacent



Blacks opposite



Argento close by St Peters Street

Location

Derby has a resident population of circa 250,000 with 1.7 million within a 45 minute drive time.

The premises occupy a busy location within the pedestrianised East Street directly opposite the entrance to the Intu Derby Shopping Centre.

East Street links the Riverlights Bus Station with St Peters Street (Derby's High Street) and provides a mix of A1 (shops) and A2 (financial services) occupiers. Nearby occupiers include Carphone Warehouse, Card Factory, Blacks, Argento and O2.

Plans have been submitted to Derby City Council to redevelop the upper floors to provide 48 residential apartments above.

The Property

The premises are arranged over ground floor and additional first floor storage.

Accommodation

The property comprises the following net internal areas:

Area	m ²	Ft ²
Ground Floor Sales	73	790
First Floor	51	546
Total	124	1,336

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



Planning

The current planning use is:-

Class A1 (Retail)

Other uses may be suitable subject to planning.

Lease

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

£42,500 per annum

Service Charge

Current service charge payable is £4,976 per annum.

Business Rates

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

£42,000

(The current UBR is 47.9p. We advise interested parties are advised to make their specific enquiries with the local billing authority having regard for the effect of transitional phasing implications).

VAT

We confirm all figures quoted are exclusive of VAT.

Legal Costs

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

SAT NAV: DE1 2AF

34 East Street

Intu Derby

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