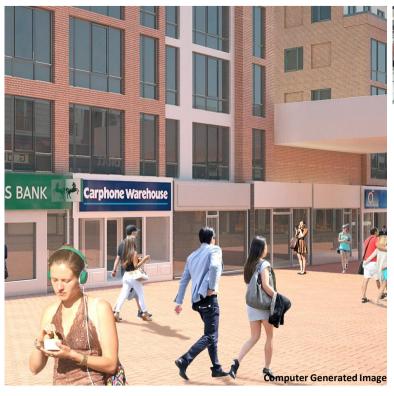
#### 34 Fast Street

Derby | DE1 2AF

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

73m<sup>2</sup> (790ft<sup>2</sup>)





**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



To Let



Intu Derby



Blacks opposite



**Carphone Warehouse adjacent** 



**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	m²	Ft <sup>2</sup>
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

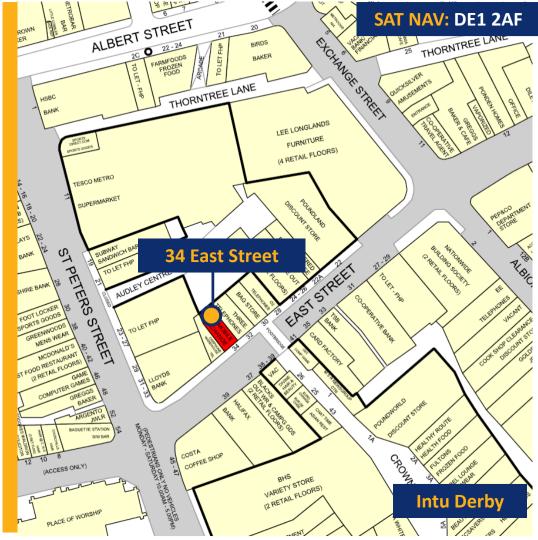
(The current UBR is 47.9p. We advise interested parties are advised to make their specific enquiries with the local billing authority having regard for the effect of transitional phasing implications).

## **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.



For further information or to arrange to view please contact:

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Fisher Hargreaves Proctor Ltd. 8 Riverside Court, Riverside Road, Pride Park, Derby, DE24 8JN

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreeves Proctor do not warrant that there are no connection charges Inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, electrical installations, electrical installations, electrical installations, expective purchasers/lessees should oundertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.