

# FOR SALE / TO LET

## Prominent A3 Retail Premises

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

89-91 St Peter's Street,  
Derby DE1 2AB



**Freehold: OIRO £350,000 / Leasehold: £37,500 p.a.x.**

- Prominent and busy location fronting on to the meeting point of St Peter's Street and Babington Lane.
- Total Net Internal Area: 167.47 m<sup>2</sup> / 1,082 sq.ft.
- Existing A3 use (restaurant/café) thus permitted use for A1 (retail) and A2 (professional/financial services).
- Largely pedestrianised area which is adjacent to Intu Centre entrances and benefits from disabled parking facilities close by.
- Nearby occupiers include Thomson, Waterstones, Ladbrokes, Santander, Thomas Cook, Manor Pharmacy and Bon Marche.



## SALLOWAY



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## Location

The property is situated on the east side of St Peter's Street facing Babington Lane and in close proximity to two of the principal entrances into the Intu Shopping Centre. Much of St Peter's Street is pedestrianised and as a result, the subject premises benefit from good pedestrian traffic.

## Description

The property comprises an extremely prominently positioned city centre retail/restaurant unit with double glazed display windows and a recessed entrance doorway, that fronts on to St Peter's Street.

Internally, the premises comprise a large regular shaped café/restaurant unit with kitchen, store and WC facilities to the rear. In terms of specification, the property presents well throughout and comprises a combination of laminate and vinyl floor coverings, painted plastered walls, painted plastered ceilings and predominantly pendant and strip light fittings.

Externally, to the rear of the property, there is a large enclosed rear yard area which provides a useful additional external seating area.

Although available by separate negotiations, we understand that the current occupier's fixtures and fittings may be available to any potential incoming tenant.

## Accommodation

The property comprises:-

Retail area:	131.08 m <sup>2</sup> / 1,410 sq.ft.
Kitchen:	27.41 m <sup>2</sup> / 295 sq.ft.
Store:	8.98 m <sup>2</sup> / 97 sq.ft.
<b>Total NIA</b>	<b>167.47 m<sup>2</sup> / 1,802 sq.ft.</b>

## Services

It is understood that mains water, electricity and drainage are connected to the premises.

## Business Rates

The property is listed on the Valuation Office website as having a Rateable Value of £42,000.

## Lease Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed.

## Price / Rent

Freehold offers are invited in the region of £350,000, alternatively the property is available to rent at £37,500 per annum exclusive of business rates and all other outgoings.

## Energy Performance Certificate

The property has an EPC assessment of E112.

## VAT

VAT is 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.

## 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 Lessee.

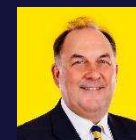
## Viewings

Viewing are strictly via prior appointment with sole agents, Salloway:-

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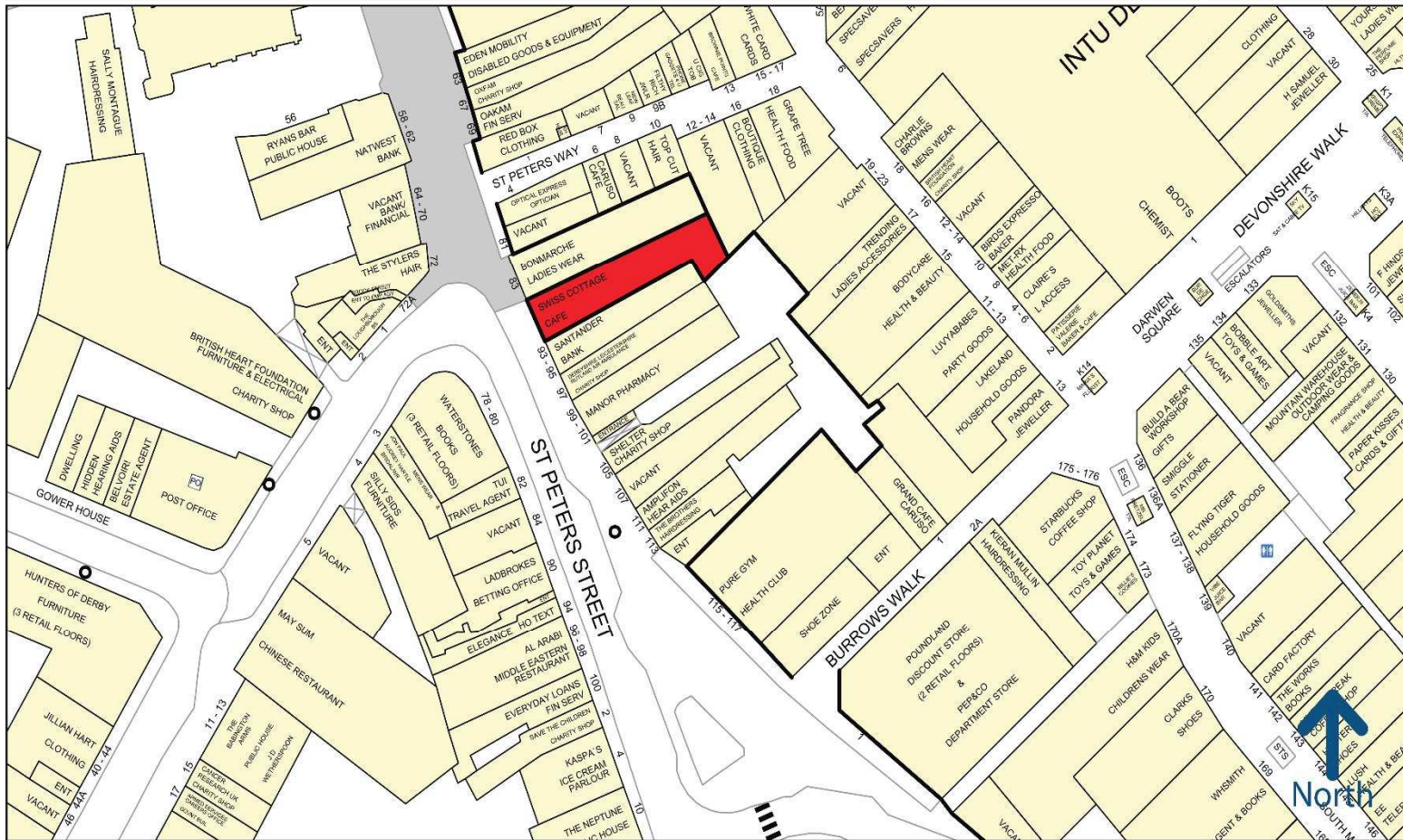
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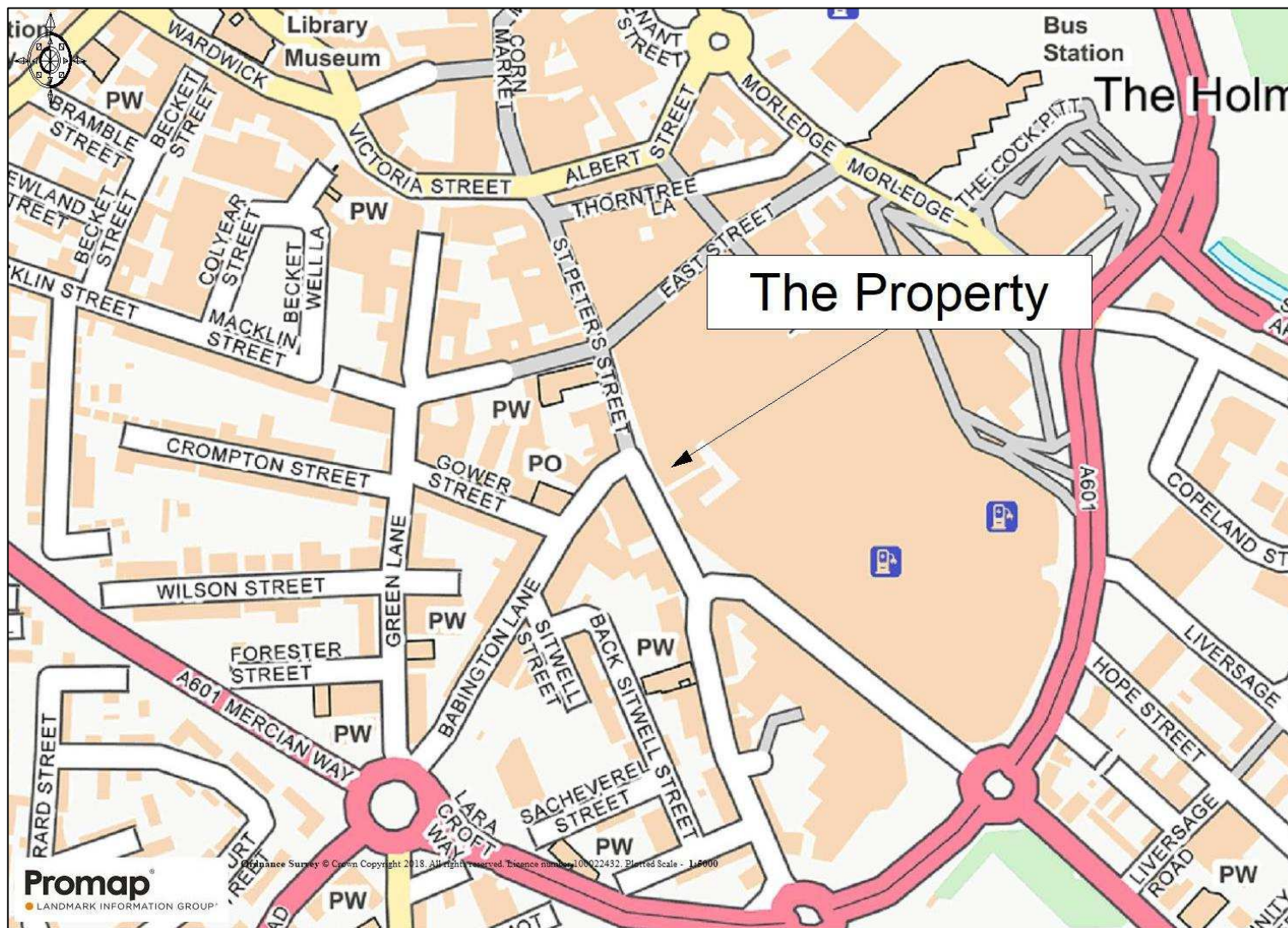
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