





# TO LET

## City Centre Retail Unit

19-21 St James Street, Derby DE1 1RF



-  Ground floor sales area 64.81 m<sup>2</sup> / 698 ft<sup>2</sup>.
-  Well specified ground floor retail premises with offices and staff facilities located to the rear.
-  Well-proportioned display windows inclusive of display spot lighting, providing a gross external frontage of approximately 10m.
-  Located in a busy trading position within the Cathedral Quarter, Derby's Business Improvement District.

**LEASEHOLD: £27,500 P.A.X.**

HB/HB0514/0346/03-01/71/11/01

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298000**

[www.salloway.com](http://www.salloway.com)

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## Location

The premises are located on St James' Street, in the Centre of Derby, a partially pedestrianised thoroughfare linking Victoria Street (at its junction with The Strand) with Cornmarket.

The area forms part of Derby's prestigious Cathedral Quarter, an area that is outlined as a Business Improvement District (BID); for further information please visit: [www.derbycathedralquarter.co.uk](http://www.derbycathedralquarter.co.uk).

## Description

The property comprises a ground floor retail unit with double display frontage. The right hand side of the unit provides an open plan retail area with staff welfare facilities to the rear, whilst the left hand side comprises a small retail display area to the front with two offices, a kitchenette and toilet facilities to the rear.

The unit's internal specification is generally consistent and comprises painted plaster walls, suspended ceilings and strip lighting. The property is heated throughout by way of a combination of electric panel heaters and wet centrally heated radiators. The unit's retail area benefits from a 10m wide display frontage inclusive of display lighting.



## Accommodation

Retail Area:	64.81m <sup>2</sup> / 698ft <sup>2</sup>
Offices:	24.30m <sup>2</sup> / 262ft <sup>2</sup>
Ancillaries:	4.33m <sup>2</sup> / 47ft <sup>2</sup>
Total NIA:	93.44m <sup>2</sup> / 1,007ft <sup>2</sup>

## Services

It is understood that all mains services are connected to the property.



## Rateable Value

We understand the premises have a Rateable Value of £21,500. Interested parties are advised to confirm this figure with Derby City Council.

## Lease Terms

The property is available by way of a new full repairing and insuring lease for a minimum term of three years, subject to three or five yearly rent reviews where appropriate.

## Rent

Rental offers are invited in the region of £27,500 per annum, exclusive of business rates and all other outgoings.

## Legal Costs

The ingoing Tenant is to be responsible for the Landlord's reasonably incurred legal costs in connection with this transaction.

## EPC

An EPC has been commissioned for the property and will be included within these particulars once received from the Registered Assessor.

## Viewing

Viewing is strictly via appointment with sole agents Salloway.

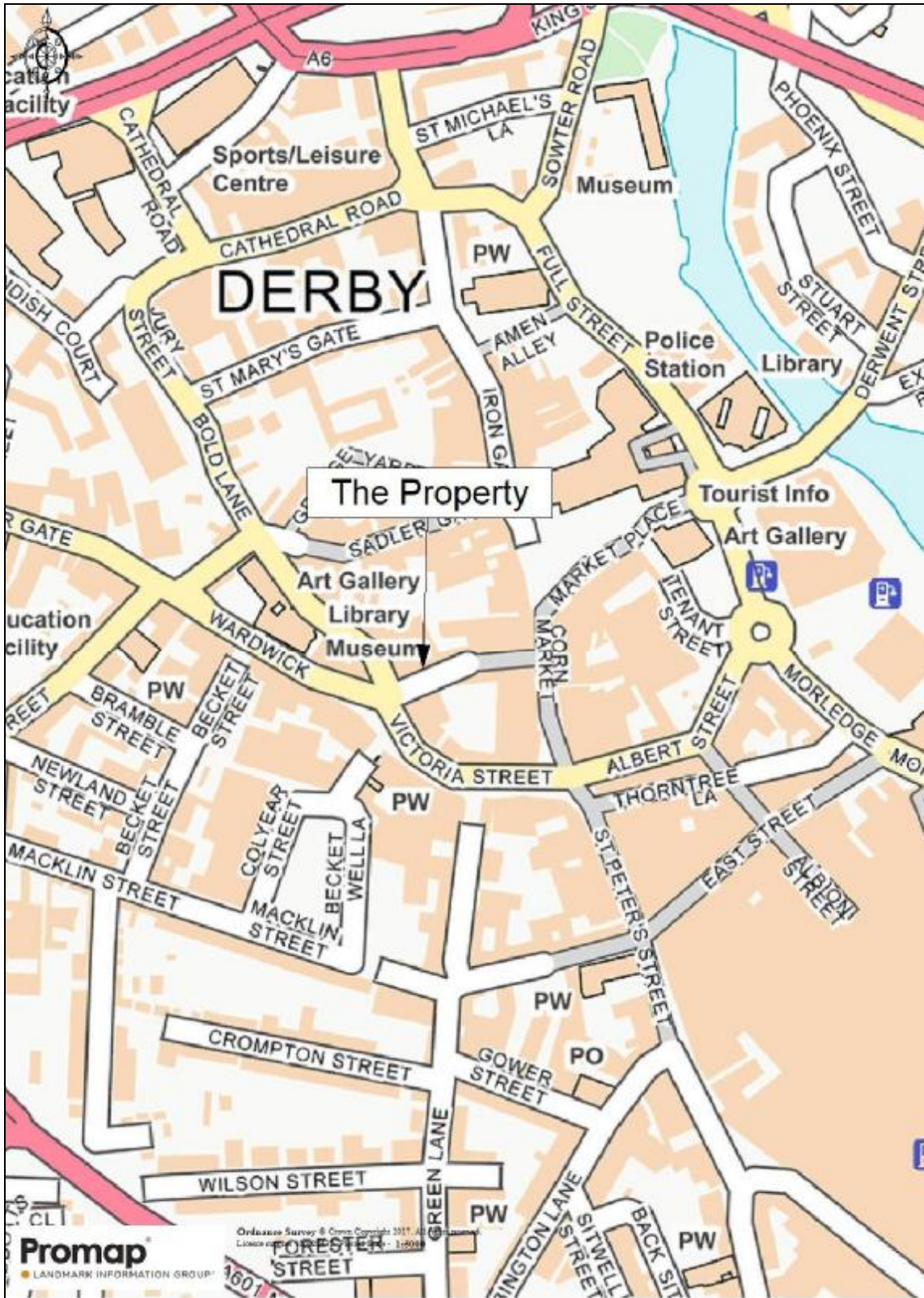
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### IMPORTANT NOTES - To be read by all interested parties

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.



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