

**AVAILABLE TO LET** 

# RESTAURANT - TRAVELODGE, DERBY





Nottingham Road, Derby DE21 6DA

Leisure for rent, 7,400 sq ft, £40,000 per annum

For more information visit https://realla.co/m/31617-restaurant-travelodge-derby-nottingham-road

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#### **RESTAURANT - TRAVELODGE, DERBY**

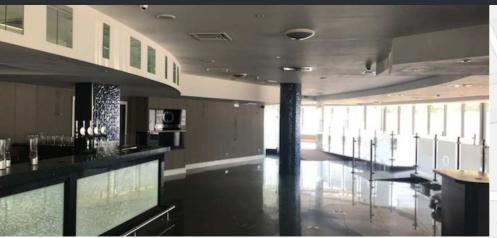
Nottingham Road, Derby DE21 6DA





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## FANTASTIC RESTAURANT OPPORTUNITY IN THE **HEART OF DERBY**

The premises occupy a highly visible and eye-catching location at the Interchange of the A61 and the Pentagon Road Junction to the East of Derby City Centre. Connectivity to and from the site is direct and rapid.

The building sits within an established Leisure Cluster home to Derbyshire County Cricket Club, a very progressive First Class County Club. Adjacent to the premises is a newly refurbished/converted Travelodge, alongside a Nuffield Health, which currently has very active and full membership.

The large ground floor restaurant comprises of a substantial bar area, with extensive kitchen/prep areas within a floor area of approximately 7,400 sq ft (688m2). The accommodation already has the benefit of a previous fit-out which can be seen from the internal photographs and is of very high quality.

#### **Highlights**

- FANTASTIC CONDITION
- SITUATED AT ONE OF DERBY'S BUSIEST INTERCHANGES
- PART OF AN ESTABLISHED & SUCCESSFUL BUSINESS PARK
- ADJACENT TO DERBY CRICKET CLUB
- **INCLUDES 35 PARKING SPACES**

### **Property details**

| Rent           | £40,000 per annum |
|----------------|-------------------|
| Building type  | Leisure           |
| Planning class | A3                |
| Available from | 27/06/2018        |
| Size           | 7,400 sq ft       |

| Floor  | Size sq<br>ft | Rent psf | Rates psf | Total pa   | Notes      | Status    | From       |
|--------|---------------|----------|-----------|------------|------------|-----------|------------|
| Ground | 7,400         | £5.41    | £4.86     | £76,000.00 | Restaurant | Available | 26/06/2018 |

#### More information

Visit microsite

https://realla.co/m/31617-restaurant-travelodge-derby-nottingham-

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Quote reference: RENT-31617

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