



AVAILABLE TO LET

RESTAURANT - TRAVELODGE, DERBY

Nottingham Road, Derby DE21 6DA

JOHN DWOOD



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>

Jacob Hafel
jacobhafel@johndwood.com

Russell Rigby
russellrigby@rigbyandco.com

RESTAURANT - TRAVELODGE, DERBY

Nottingham Road, Derby DE21 6DA

JOHN D WOOD



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 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-road>

Jacob Haftel

John D Wood

☎ 020 7629 9050

✉ jacobhaftel@johndwood.com

Craig Van Straten

John D Wood

☎ 020 7629 9050

✉ craigvanstraten@johndwood.com

Russell Rigby

Rigby & Co

☎ 01332 203377

✉ russellrigby@rigbyandco.com

Quote reference: RENT-31617

03/07/2018 Misrepresentation Act 1967: Conditions under which particulars are issued: Castleplus Ltd trading as John D Wood for themselves and for the vendor of this property, whose agents they are give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to this property is to be relied on as a statement or representation of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor does not make or give, and neither Castleplus Ltd trading as John D Wood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Property. Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. October 2017.