28 East Street

Derby | DE1 2AF

Prime A1 (shops) opportunity opposite Intu Derby Shopping Centre

Ground floor sales 78m² (840ft²)





Intu Derby



Poundland - adjacent



Card Factory - opposite

- Ground floor sales 840ft²
- First floor stores 666ft²
- 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









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 Poundland, Carphone Warehouse, Three, Card Factory, Blacks, Betfred, Lee Longlands and Tk Maxx.

Plans have been submitted to Derby Gty Council to redevelop the upper floors to provide 48 residential a partments 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	Ft²
Ground Floor Sales	78	840
First Floor	62	666
Total	140	1,506

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



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

Business Rates

We are advised by the Derby City Council Business Rates Department that the premises hold the following rateable value:-

£44,250

(The current UBR is 46.6p. 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).

Service Charge

Current service charge payable is £7,537 per annum plus VAT.

VAT

We confirm all figures quoted are exclusive of VAT.

Planning

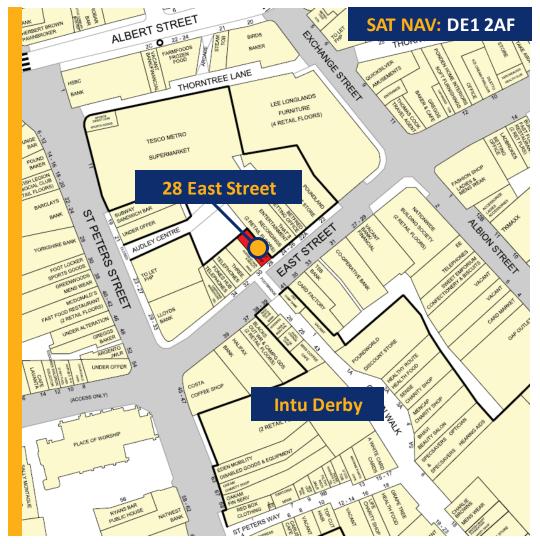
The current planning use is:-

Class A1 (Retail)

Other uses may be suitable subject to planning.

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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