

28 East Street  
Derby | DE1 2AF

## Prime A1 (shops) opportunity opposite Intu Derby Shopping Centre

Ground floor sales 78m<sup>2</sup> (840ft<sup>2</sup>)



Intu Derby



Poundland - adjacent



Card Factory - opposite

- Ground floor sales – 840ft<sup>2</sup>
- First floor stores – 666ft<sup>2</sup>
- 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



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**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 City Council to redevelop the upper floors to provide 48 residential apartments above.

## The Property

The premises are arranged over ground floor and an additional first floor storage.

## Accommodation

The property comprises the following net internal areas:

| Area               | m <sup>2</sup> | Ft <sup>2</sup> |
|--------------------|----------------|-----------------|
| Ground Floor Sales | 78             | 840             |
| First Floor        | 62             | 666             |
| <b>Total</b>       | <b>140</b>     | <b>1,506</b>    |

(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.

**SAT NAV: DE1 2AF**

**28 East Street**

**Intu Derby**

**For further information or to arrange to view please contact:**

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