

## DERBY – 4 ALBION STREET

**PRIME UNIT TO LET ADJACENT TO NATIONWIDE AND OPPOSITE ACCESSORIZE  
BUSY PEDESTRIANISED LOCATION**



### LOCATION

Derby is one of the UK's top 25 cities with a population of some 250,000 people and a travel-to-work population of 2.1 million. The city has a catchment population of 6 million within a one hour drive of the City.

The property is located in the heart of Derby City Centre on Albion Street, a very busy location, linking directly into the Intu Shopping Centre.

The premises are situated adjacent to Nationwide with other nearby retailers including **The Disney Store, Boots, Accessorize** and the newly opened **TK Maxx**.

### THE PROPERTY

The premises offer the following approximate floor areas:

Ground Floor Sales	-	192.50 m <sup>2</sup>	2,072 sq.ft.
First Floor Ancillary	-	83.24 m <sup>2</sup>	896 sq.ft.

### EPC

An EPC is available upon request.

### COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

### LEASE

The premises are available on a new lease for a term to be agreed.

Quoting terms upon application.

### RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	<b>£47,500</b>
<b>UBR (2019/2020)</b>	-	<b>49.1p</b>

Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of Derby City Council - Tel: 01332 642 428

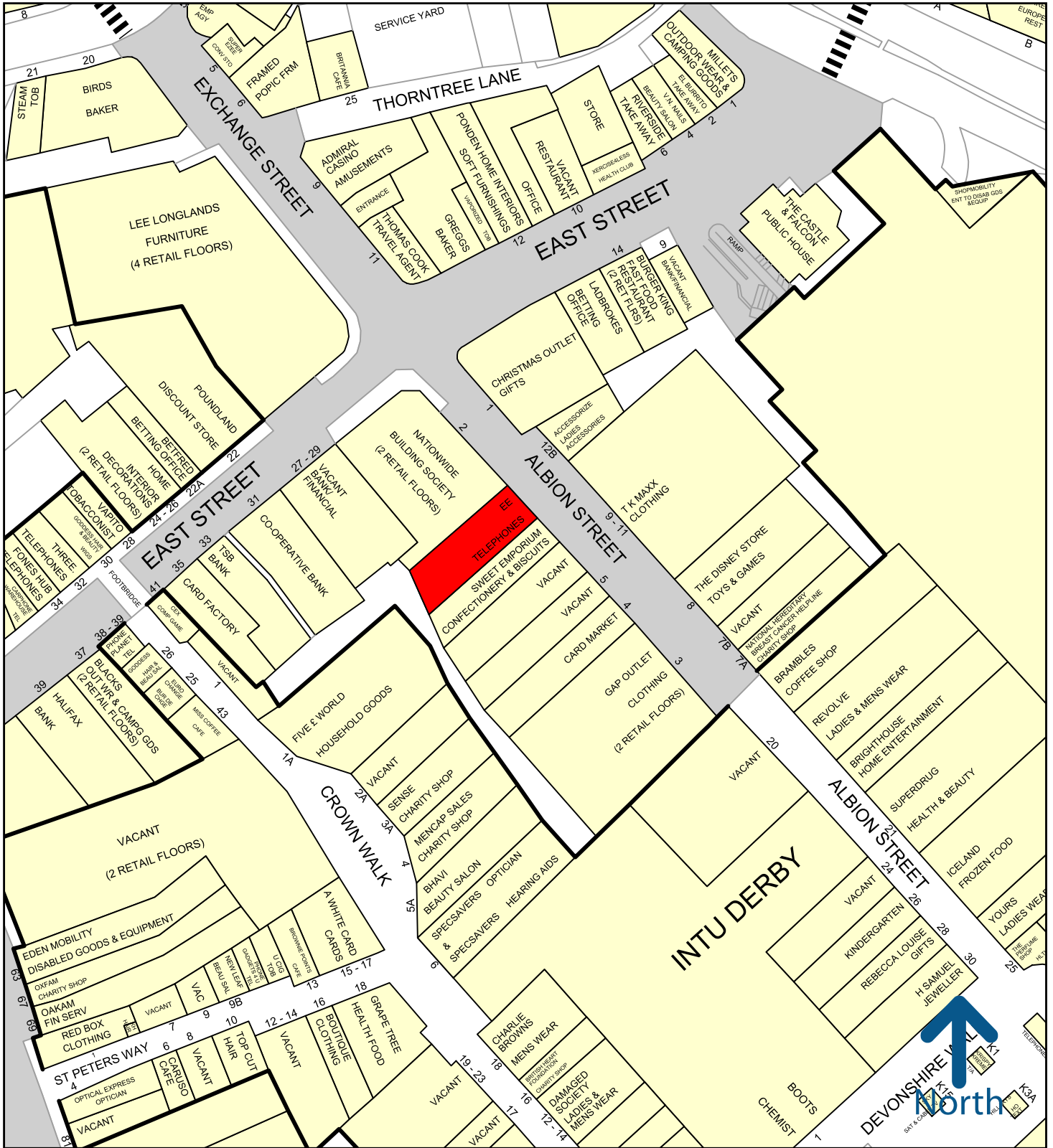
### INSPECTION

Viewings can only be carried out with prior notice by contacting either:-

**Mark Cherry** [markcherry@sprrg.co.uk](mailto:markcherry@sprrg.co.uk) or  
**Harry Brown** [harrybrown@sprrg.co.uk](mailto:harrybrown@sprrg.co.uk)

**Tel: 020 7409 2100**

Or our joint agent, Tim Kenney of Kenneymoore  
Tel: 01244 345 600



50 metres

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