



JOHNSON FELLOWS

CHARTERED SURVEYORS

Derby, 9 East Street, DE1 2AU

Retail Premises – Leasehold

A1/A2 Consent Subject to Planning



RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value £21,500

Interested parties should verify this information with the local planning authority.

EPC

C 58

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Contact Caren Foster on 0121 643 9337 to arrange a viewing.

CONTACT

Iain Mills

Email: iain.mills@johnsonfellows.co.uk

LOCATION

The subject property is situated on the periphery of the pedestrianised section of the City Centre, with an entrance point to the Intu Shopping Centre and the Eagle Market being at the side of the premises. The unit is set amongst **Burger King, Ladbrokes, Greggs, Ponden Homes, Diletto dessert shop** and adjacent the RiverLights development, which contains a **Genting Casino** as well as **Premier and Holiday Inn Hotels**. The main retail pitch is a short distance away further along East Street.

ACCOMMODATION

The property comprises ground floor retail/restaurant accommodation providing the following approximate areas: -

Sales	60.74 sq m	654 sq ft
Store	1.57 sq m	17 sq ft

TENURE

The property is held by way of an existing 5 year lease with effect from 24th June 2014 at a passing rental of £24,000 per annum.

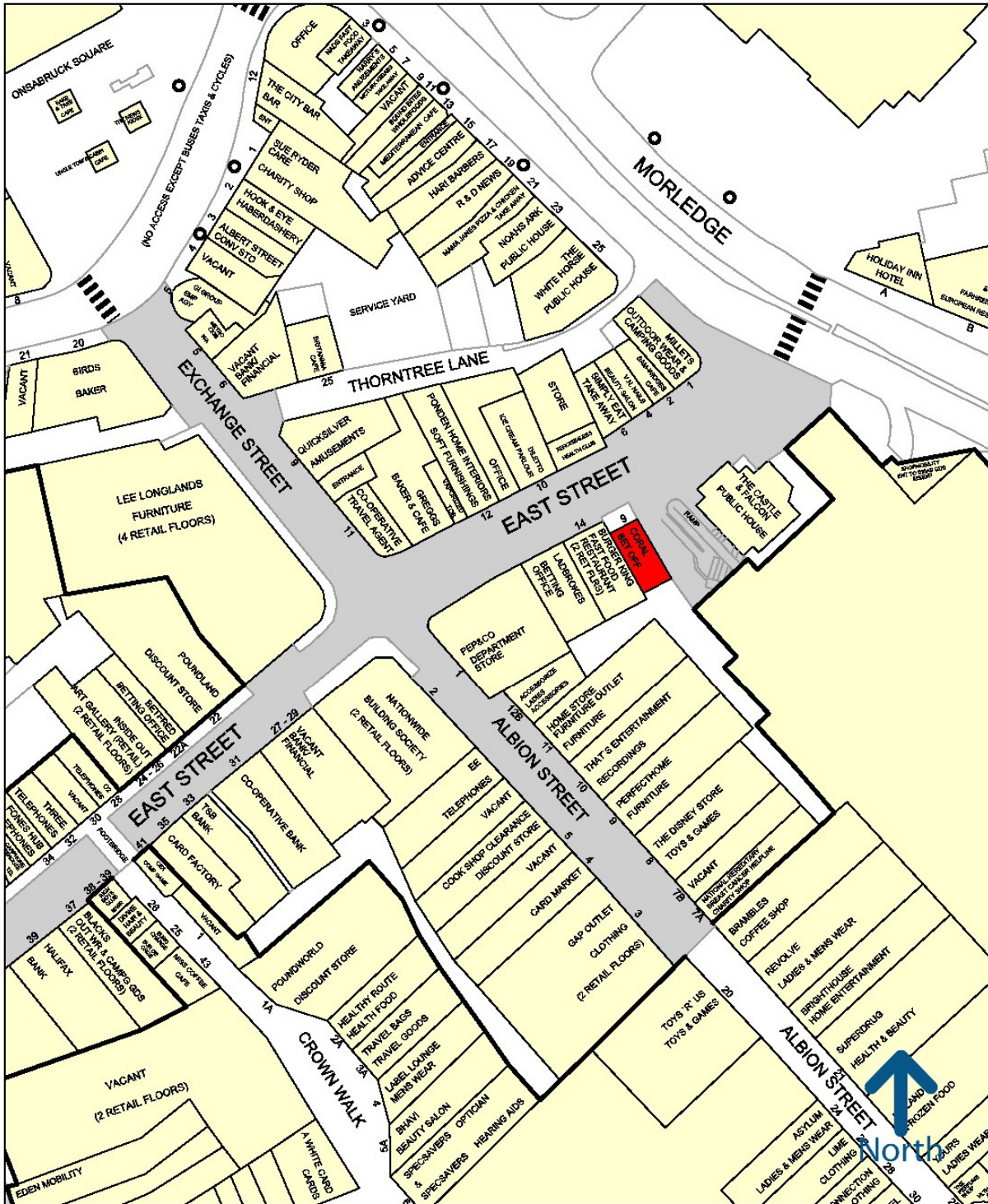


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50 metres

Experian Goad Plan Created: 07/09/2017
Created By: Johnson Fellows



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