



**Unit 41 Park Farm Shopping Centre, Park Farm Drive, Derby, Derbyshire DE22 2QQ**

## **RETAIL**

- ▶ **Ground floor retail unit of 723 sq ft (67.2 sq m)**
- ▶ **Within busy district shopping mall**
- ▶ **Excellent free on-site parking**

For enquiries and viewings please contact:



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### Location

The Park Farm Shopping Centre provides the principle retailing destination for Allestree, a large residential suburb approximately 1 mile north of the city Centre.

Allestree benefits from an affluent catchment with the resident population in excess of 60,000 within a 10 minute drive time and is located close to the main University of Derby campus.

Park Farm totals approximately 165,000 sq ft of retail space with anchor tenants such as Wilkinsons, Co-op Food Store, Boots and Farmfoods, along with Barclays and Royal Bank of Scotland.

The centre benefits from a wide range of retailers in 4 stores and 48 shops, Free customer parking on-site for approximately 400 cars and a centre manager on site.

### Description

The subject property comprises a self-contained ground floor retail unit with a double glazed aluminium framed shop frontage located within the centre of the scheme. There is also a store room to the rear with double doors suitable for deliveries.

### Accommodation

	Sq M	Sq Ft
Ground Floor	723	67.2
<b>Total</b>	<b>67.2</b>	<b>723</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

### Planning

We understand that the property has a current planning consent for A1 (Retail) and has a permitted change of use to A2 (Financial and professional) under the Use Classes Order 1987. All planning information should be confirmed with the local authority.

### Tenure

The premises are available on a new full repairing and insuring lease to incorporate regular upward only rent reviews.

### Business Rates

The property is listed as Shop and Premises with a current rateable value of £12,750.

### Price

Rental £13,500 per annum exclusive of service charge, business rates and VAT and is payable quarterly in advance.

### Service Charge

There is a service charge levied to cover the cost of the landlord's services. The current service charge figure is £1,706 per annum.

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises has an EPC assessment of: D (91)

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