

FOR SALE

# 84/86 ST PETERS STREET

St Peters Quarter, Derby, DE1 2AD



## Key Highlights

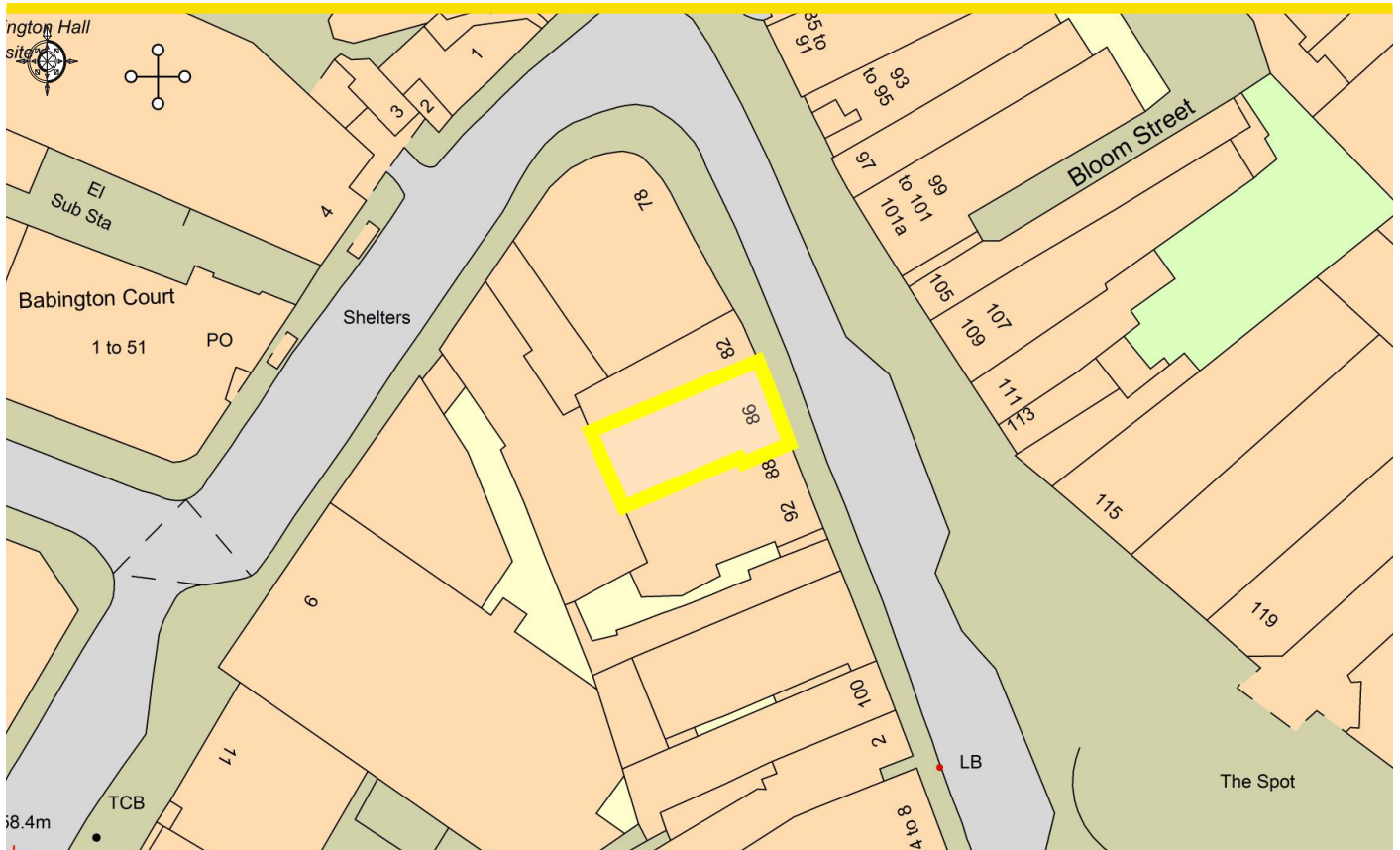
- Prominent City Centre Location adjoining Intu Derby
- Development potential, subject to planning permission
- Ground floor sales area 1,600, with additional first floor showroom and premises
- Ancillary accommodation on the second floor

SAVILLS NOTTINGHAM  
Enfield Chambers  
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The property occupies a prominent location on St Peters Street opposite two entrances to the Intu Derby Shopping Centre and within the St Peters Quarter Business Improvement District where the Local Authority have made significant investment in public realm projects and schemes to improve the street scene and create a more open and inviting environment.

More information regarding the St Peters Quarter Business Improvement District can be found here: <http://www.stpetersquarter.co.uk/>

The property is nestled between Ladbrokes Bookmakers and Thomson Holidays.

Other nearby occupiers include Waterstones, PureGym, Manor Pharmacy, Santander, Bon Marche, Shoe Zone and Save the Children amongst other local, regional and national goods and service providers.

## Description

The principal accommodation is arranged on three floors and comprises a double fronted ground floor retail/sales showroom area together with additional sales/showroom and ancillary accommodation at first floor level.

The second floor is arranged to provide an ancillary staff/storage room with male and female WCS.

The property is suitable for a variety of retail uses or other alternative uses – subject to planning permission.

## Accommodation

Floor areas are quoted on a net internal area basis in accordance with the RICS Code of Measuring Practice.

| FLOOR  |           | SQ FT | SQ M |
|--------|-----------|-------|------|
| Ground | Sale Area | 1,531 | 142  |
|        |           |       |      |
| First  | Showrooms | 950   | 88   |
|        | Ancillary | 283   | 26   |
| Second | Storage   | 303   | 36   |

The above are for guidance purposes only.

## Planning

We believe the property has the benefit of existing planning consent for use falling within Class A1 (Shops) of the Town & Country Planning (Use Classes) Order.

Interested parties should, however, make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their proposed use.

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## Services

We believe all mains services are available and/or connected.

We have not tested any of the services and interested parties are advised to satisfy themselves that the mains services connected or available at these premises are adequate for their requirements.

## Rates

Rateable Value (2017)  
£42,000

Rates Payable (2019/2020)  
£20,622

## Tenure

The property is held freehold.

## EPCs

The property has an EPC Rating of B43.

## Guide Price

Offers in excess of £350,000,  
Exclusive.

## Legal Costs

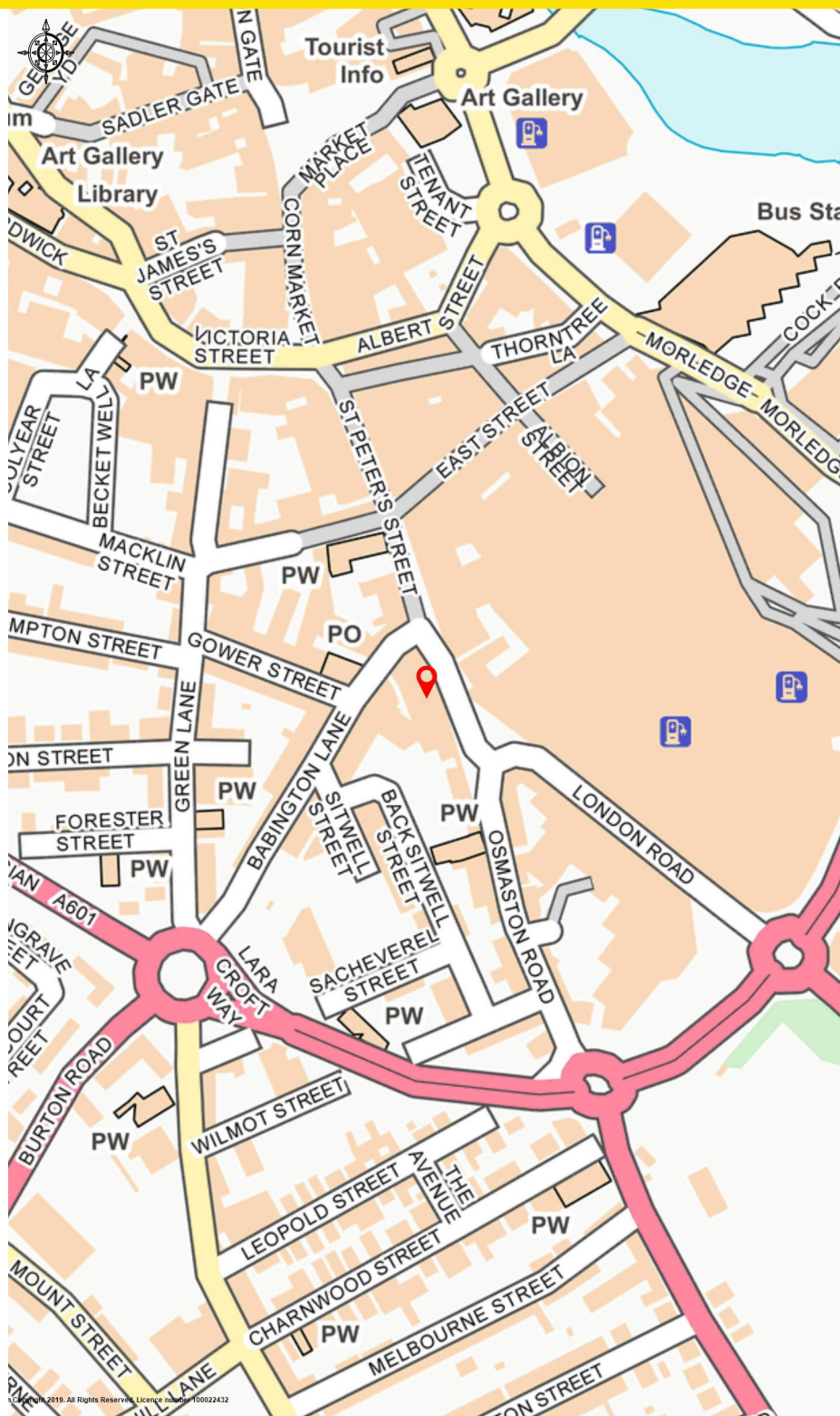
Each party to bear their own legal costs in this transaction.

## VAT

VAT will be charged at the prevailing rate.

## ANTI MONEY LAUNDERING (AML)

Any offer accepted is subject to completing AML checks.



## Contact

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