

On the Instruction of Barclays Bank

TO LET

ALLESTREE, DERBY – 14 Park Farm Centre, DE22 2QN



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 and is located close to the main University of Derby campus. Anchor tenants include Wilko, Boots, Co-op Travel Agency, RBS, Domino's Pizza, Papa Johns & Card Factory. The centre has the benefit of free customer parking on site for approximately 400 cars.

Description

The property is arranged over ground floor only with the following approximate areas and dimensions.

Accommodation

Ground Floor Total	176.33 sq m	1,898 sq ft
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Viewing

By appointment via this office:

Kieran Leay

t: 0207 182 2760

e: kieran.leay@cbre.com

Tenure

The premises are available by way of an assignment of the existing lease expiring 13/06/2026, subject to a tenant break option on 13/06/2021.

Alternatively, the premises are available by way of a sub-lease for a term to be agreed.

Passing Rent

£35,600 per annum exclusive of business rates, service charge and all other outgoings.

Rates

We understand that the current Rateable Value is £31,500 and the Rates Payable are £15,120 per annum. The UBR for 2018/2019 is 48p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

CBRE Limited

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