

32 East Street | Derby | DE1 2AF

Prime retail unit in Derby City Centre available for immediate occupation

Ground floor sales 78.32m²
(843ft²)

- Ground floor sales 843ft²
- First floor stores 631ft²
- Prime position opposite Derbion Shopping Centre
- Rear loading via serviced goods lift
- Nearby occupiers include Costa Coffee, Poundstretcher, Card Factory, TK Maxx and Greggs
- Rent £25,000 per annum



TO LET



Location



Gallery



Contact



Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time. The premises occupy a busy location within the pedestrianised East Street directly opposite the entrance to the Derbion Shopping Centre.

East Street is one of the busiest Streets within the City Centre and links the Riverlights Bus Station with St Peters Street (Derby's High Street). The area comprises a mix of occupiers including shops, financial services, cafes and restaurants. Nearby occupiers include Costa Coffee, Poundstretcher, Card Factory, Greggs, Lee Longlands, Lloyds TSB and TK Maxx.

The Property

The premises are available for immediate occupation and benefit from an existing fit out which includes suspended ceilings, lighting, AC units and wooden flooring. There is sales accommodation on the ground floor with storage, WC's and kitchen at first floor level.

Rear loading is available via service goods lift.

Planning

The property falls within **Use Class E**, which is suitable for retail, shop, café/restaurant, financial and professional services, clinic, office or gym.





Accommodation

| Area | M ² | FT ² |
|--------------------|----------------|-----------------|
| Ground floor sales | 78.32 | 843 |
| First floor stores | 58.62 | 631 |
| Total | 136.94 | 1,474 |

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

Business Rates

The premises hold the following rateable value:-

£44,250

The current UBR is 49.2p. Under the latest Government relief, qualifying retail and hospitality businesses impacted by Covid-19 will receive a rates relief discount of 66% to 31/3/22. This information is for guidance only and all parties should satisfy themselves with the local billing authority.

EPC

The property has an Energy Performance Certificate Rating of to be confirmed.

Legal Costs

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



Lease

The premises are available by way of an Effective Full Repairing and Insuring Lease for a term to be agreed at a rental of:

£25,000 per annum

Service Charge

The current service charge payable is to be confirmed.

VAT

We confirm all figures quoted are exclusive of VAT which is payable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Estée Coulthard-Boardman

07917 576 251

estee@fhp.co.uk

Dan Mooney

07929 716 330

dan.mooney@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

14/01/2022

Please click here to read our "Property Misdescriptions Act". E&OE.