Derby, 11 Exchange Street, DE1 2DU

Retail Premises – Leasehold

LOCATION

The property occupies an excellent corner position fronting onto the pedestrianised areas of Exchange Street and East Street within the heart of Derby City Centre. The property is in close proximity to both the Riverlights bus station and INTU Derby.

National occupiers in close proximity include **Greggs, Lee Longlands, Poundland, TK Maxx, Nationwide, EE, Disney Store, Gap, Ladbrokes, Birds Bakers** and **Millets.**

Derby has a resident population of circa 250,000 with 1.7m within a 45-minute drive time.

DESCRIPTION

The property is arranged over the ground floor and basement forming part of Central Hall. The property benefits from a side access onto Exchange Street and shared loading facilities off Thorntree Lane.

ACCOMMODATION

Ground Floor Sales	133.31 sqm	1,435 sq ft
Basement Storage	174.27 sq m	1,876 sq ft

TENURE

The property is available for a term of years to be agreed.

RENT

£25,000 per annum exclusive, payable quarterly in advance on the standard quarter days.

RATES

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

Rateable Value	£30,500

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

EPC

Awaited

SERVICE CHARGE

We understand that a service charge is applicable for shared services and common areas within the building. Further details are available on request.

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
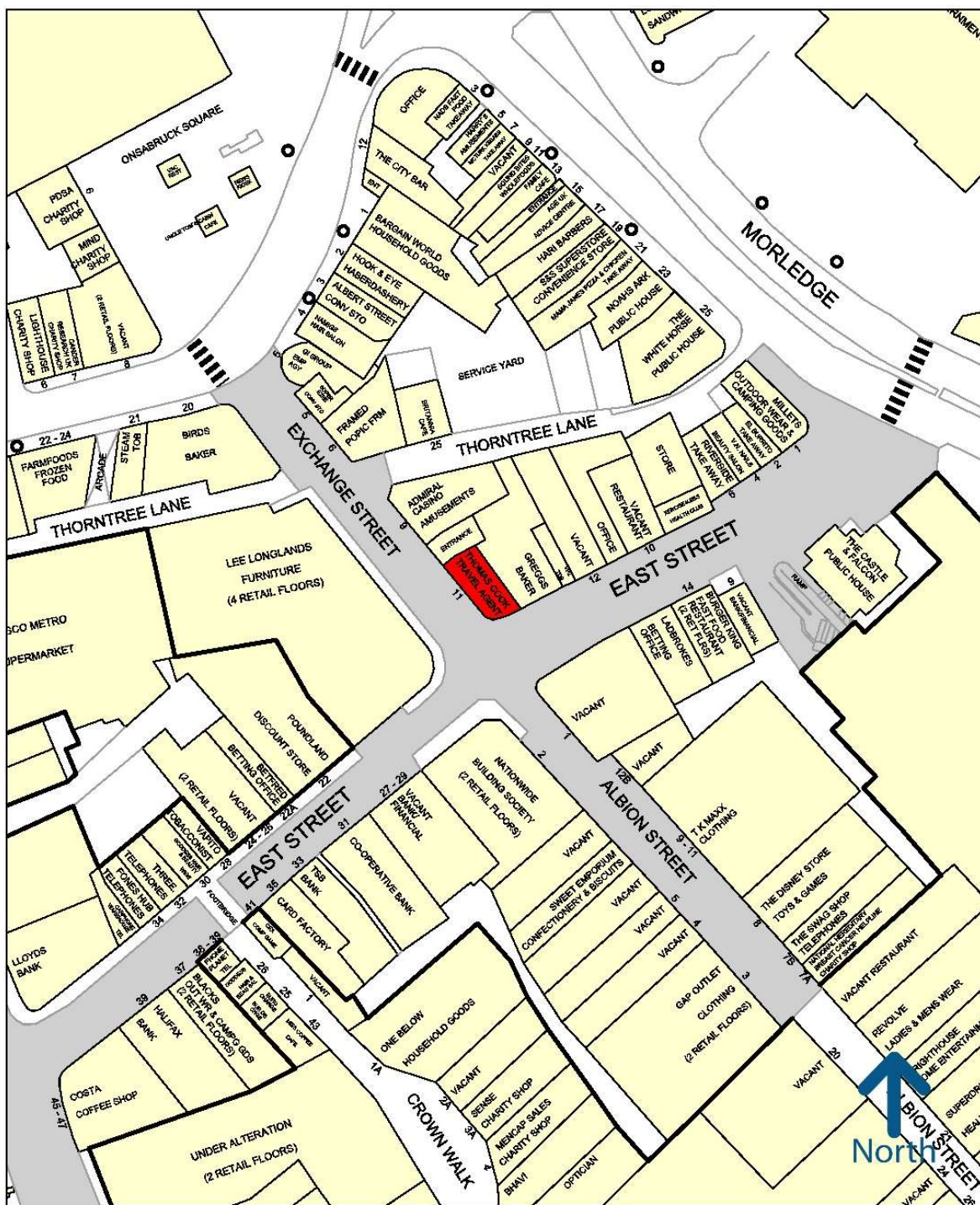
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JOHNSON FELLOWS

CHARTERED SURVEYORS

MORLEDGE

ONSABRUCK SQUARE

PDSA CHARITY SHOP

MIND CHARITY SHOP

LIGHTHOUSE CHARITY SHOP

THE CITY BAR

OFFICE

BARGAIN WORLD HOUSEHOLD GOODS

HOOK & EYE HABERDASHERY

ALBERT STREET CONV STO

VACANT

HARI BARBERS

S&S SUPERSTORE CONVENIENCE STORE

NOAHS ARK PUBLIC HOUSE

THE WHITE HORSE PUBLIC HOUSE

SERVICE YARD

FRAMED POPIC FRM

THORNTREE LANE

FARMFOODS FROZEN FOOD

BIRDS

BAKER

THORNTREE LANE

EXCHANGE STREET

LEE LONGLANDS FURNITURE (4 RETAIL FLOORS)

SCO METRO SUPERMARKET

ADMIRAL CASINO AMUSEMENTS

THOMAS COOK TRAVEL AGENT

GREGGS BAKER

VACANT OFFICE

VACANT

EAST STREET

MILLETS OUTDOOR WEAR & CAMPING GOODS

STORE

VACANT RESTAURANT

THE CASTLE & FALCON PUBLIC HOUSE

BURGER KING FAST FOOD RESTAURANT (2 RET FLRS)

LADBROKES BETTING OFFICE

VACANT

POUNDLAND DISCOUNT STORE

BETFRED BETTING OFFICE

VARTO TOBACCONIST

THREE FONES HUB TELEPHONES

VACANT BANK FINANCIAL

NATIONWIDE BUILDING SOCIETY (2 RETAIL FLOORS)

CO-OPERATIVE BANK

TSB BANK

CARD FACTORY

ALBION STREET

T K MAXX CLOTHING

SWEET EMPORIUM CONFECTIONERY & BISCUITS

VACANT

THE DISNEY STORE TOYS & GAMES

THE SWAG SHOP TELEPHONES

VACANT RESTAURANT

REVOLVE LADIES & MENS WEAR

LLOYDS BANK

BLACKS OUT WR & CAMP'G GDS (2 RETAIL FLOORS)

HALIFAX BANK

COSTA COFFEE SHOP

UNDER ALTERATION (2 RETAIL FLOORS)

CROWN WALK

ONE BELOW HOUSEHOLD GOODS

SENSE CHARITY SHOP

MENCAP SALES CHARITY SHOP

BHAVI

GAP OUTLET CLOTHING (2 RETAIL FLOORS)

VACANT

North

50 metres

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RICS

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