

Unit 18 Park Farm Shopping Centre |
Allestree | Derby | DE22 2QN

Prime corner unit within established local Shopping Centre

83m² (895ft²)



- Ground floor sales 895ft²
- Excellent corner position
- Free customer parking for 400 cars
- Shopping Centre anchored by Co-op Food, Wilko, Boots, Costa Coffee and Farmfoods
- Rent £20,000 per annum
- Close to Derby University



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To Let



About the Centre

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

Allestree benefits from an affluent catchment with the residential 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 165,000ft² of retail space across 60 units. The scheme is anchored by a Co-op Food Store, Wilko, Boots, Costa Coffee and Farmfoods. Other occupiers include Birds, Dominos, Papa Johns, George's Fish & Chips, Co-operative Travel, Scarsdale Vets, Penmark Cards, Age UK and Sue Ryder.

The Centre has the benefit of free customer parking onsite for approximately 400 cars.

The Property

Unit 18 provides an excellent corner unit with ground floor accommodation.

Servicing is from the rear of the premises.

The property comprises the following approximate floor areas:

Area	M ²	Ft ²
Unit 18	83	895

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



Lease Terms

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

£20,000 per annum

VAT

We confirm VAT is applicable at the prevailing rate.

Service Charge

A service charge is payable. Full details are available on request.

Legal Costs

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

Business Rates

We are advised by Derby City Council Business Rates Department that the premises hold the following rateable value:

£21,500

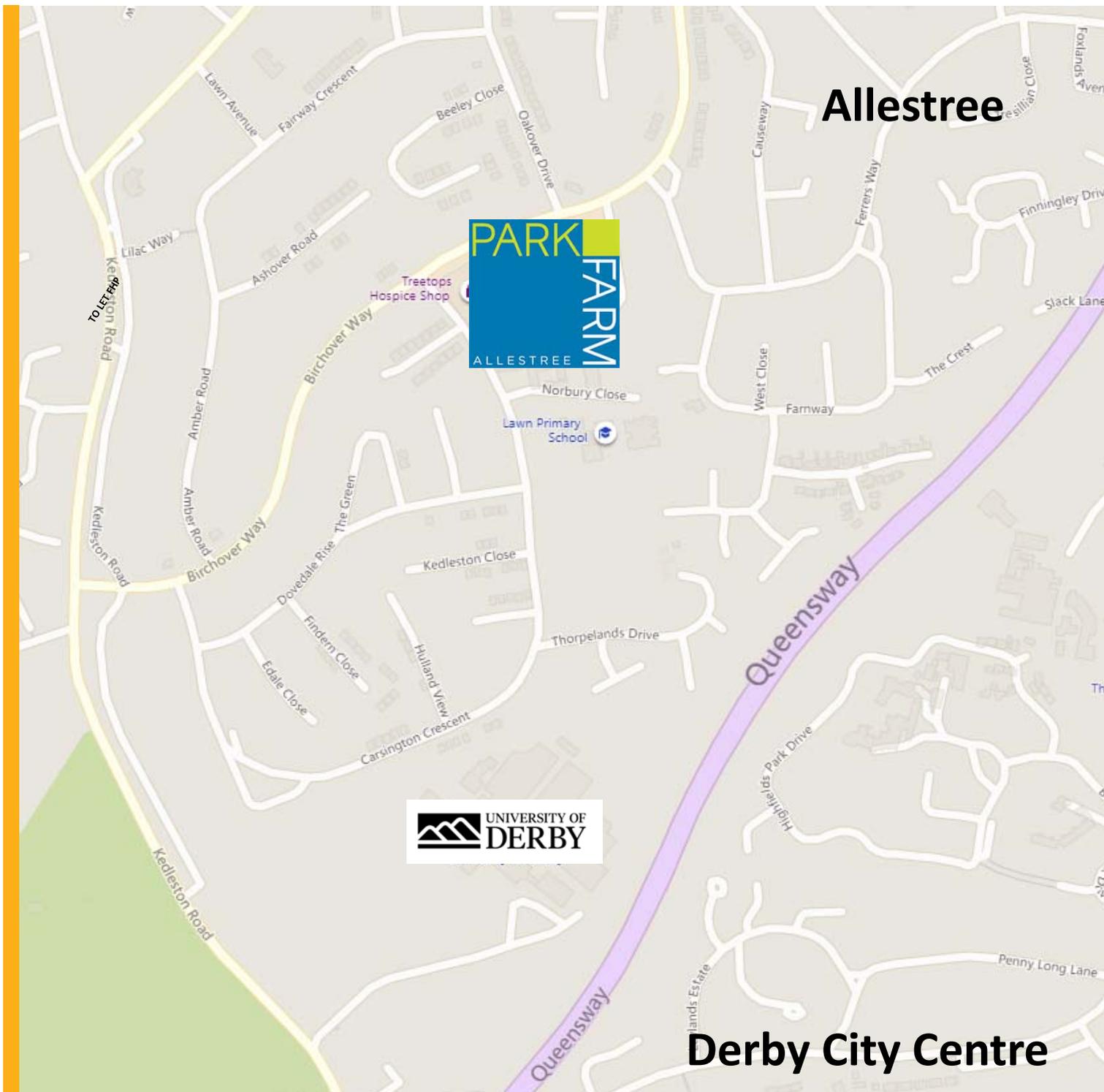
(The current small business multiplier is 0.491. All interested parties are advised to make specific enquiries with the local billing authority).

Planning

The current planning use is:

Class A1 (Shops)

Other users would be considered, subject to planning.



For further information or to arrange to view please contact:

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