

3-5 St James Street

Derby | DE1 1QT

A1/A2 Retail Premises in Derby City Centre

75m² (809ft²)



- Ground floor sales 809ft²
- Basement accommodation 724ft²
- Prominent position on St James Street
- A1 (shops) or A2 (financial and professional services) planning
- Nearby occupiers include Frank Innes, Northwoods UK and Haarts Estate Agents

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To Let



Location

Derby has a residential population of circa 250,000 with 2.2 million within a 45 minute drive time.

The property is situated within Derby City Centre’s historic cathedral quarter, and offers a highly prominent position on St James Street.

St James Street adjoins the Corn Market, one of Derby’s main retail streets, and is very popular with A2 users, such as estate agents and financial service providers.

Nearby occupiers include Primark, Frank Innes, Northwood UK, Leaders, Leek United Building Society, Haarts and Martin & Co.

The Property

The premises comprises a ground floor retail unit.

Storage accommodation, WC facilities and kitchen/staff area are situated within the basement.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	75.21	809
Basement	67.24	724
Total	142.45	1,533

(This information is given for guidance purposes only)



Lease Terms

The premises are available to let by way of a new lease, subject to obtaining vacant possession.

The existing lease is for a term of 10 years, expiring 30th September 2025 with the current rent passing at £30,000 pax. There is a tenant only break clause available on 1st October 2020.

A subletting of the existing term to this break date would be considered.

Rent

On the basis of a short-term let the premises is available at a rent of:-

£15,000 per annum

VAT

VAT is applicable at the prevailing rate.

Business Rates

We are advised by Derby City Council Business Rates Department that the premises is assessed as follows:-

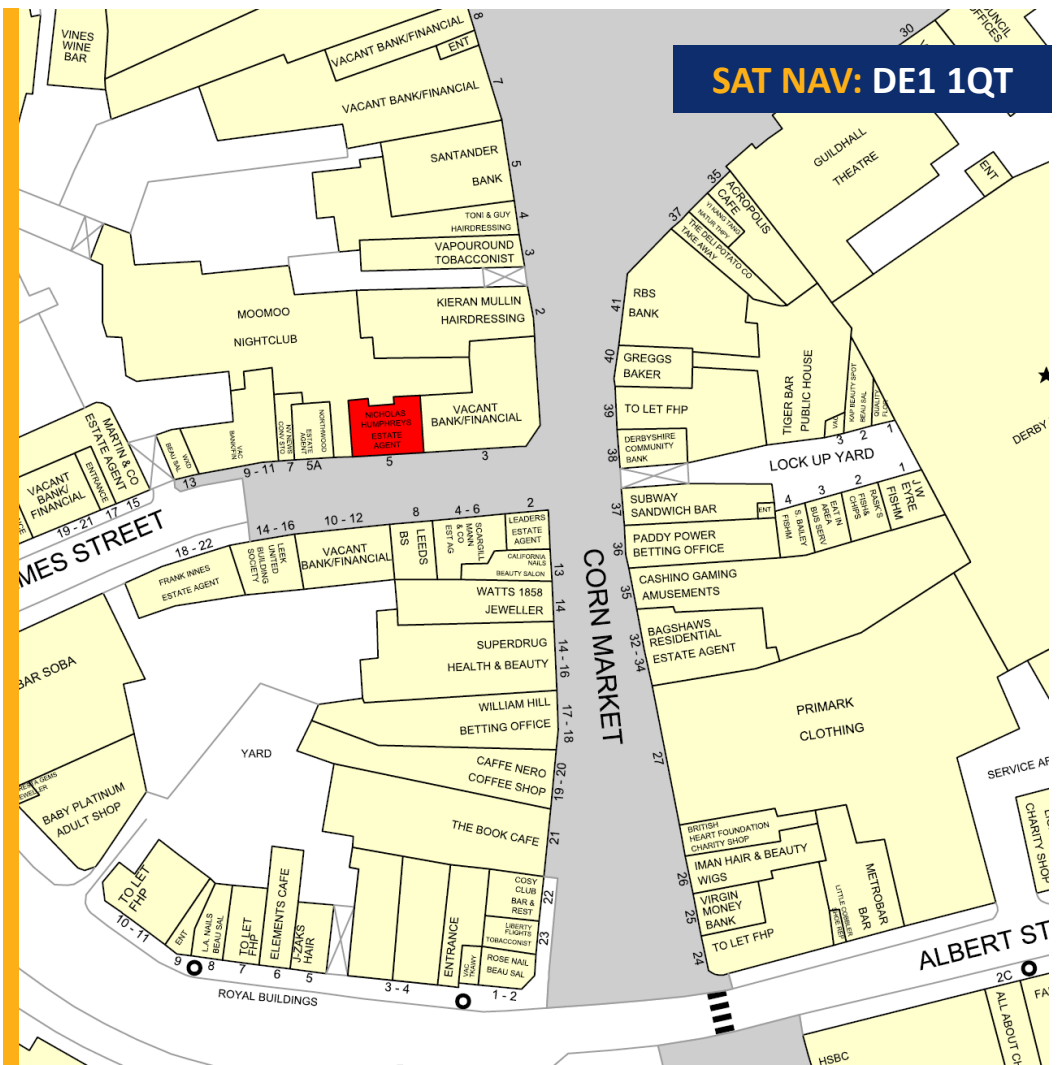
Rateable Value: £23,000

The current UBR is 48.0p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

Legal Costs

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

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