# 2C Central Hall | 10 East Street

Derby | DE1 2AF

# **Excellent A1/A3 opportunity in Derby City Centre**

Ground floor 219.43m<sup>2</sup> (2,362ft<sup>2</sup>)



- Prime pedestrianised location
- Close to the entrance of Intu Derby
- Available on a new lease
- A1 (Shops) and A3 (Restaurant & Cafés) planning
- Nearby occupiers include TK Maxx, Ponden Home Interiors, Thomas Cook, Greggs, Millets and Burger King
- Rent £50,000 per annum



To Let









### Location

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

The premises occupy an excellent position within the pedestrianised East Street close to the Albion Street entrance of the Intu Derby Shopping Centre where TK Maxx are situated.

East Street links the Riverlights Bus Station with St Peters Street (Derby's High Street) and provides a mixture of A1 (shops) and A2 (financial services) occupiers. Nearby occupiers include TK Maxx, Ponden Home Interiors, Thomas Cook, Greggs, Millets and Burger King.

## **EPC**

The property has an Energy Performance Certificate Rating of D 87.

## **The Property**

The premises are arranged over ground floor and benefit from basement storage.

## **Accommodation**

The property comprises the following net internal areas:

Area	m²	Ft²
Ground Floor Sales	219.43	2,362
Basement stores	81.75	880
Total	301.18	3,242

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



## **Planning**

The current planning use is:-

Class A1 (Retail)

Class A3 (Restaurant & Cafés)

Other uses may be suitable subject to planning.

#### 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:

£50,000 per annum

## **Service Charge**

The lease will contain provision for a service charge. Further details available upon request.

## **Business Rates**

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

£53,500

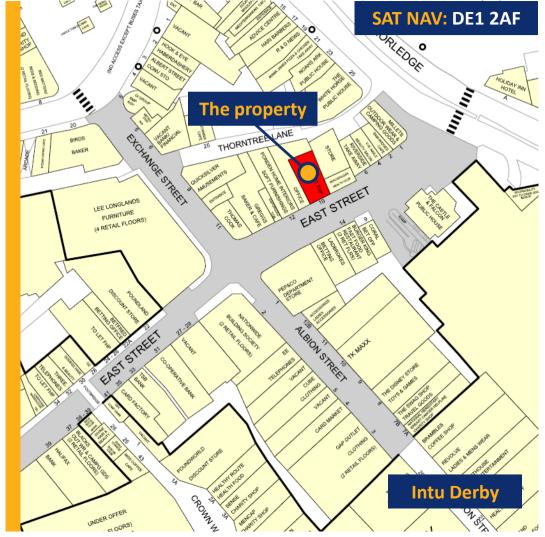
The current UBR is 48.0p. Interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

## **VAT**

We confirm all figures quoted are exclusive of VAT.

## **Legal Costs**

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



For further information or to arrange to view please contact:

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