

2C Central Hall | 10 East Street
Derby | DE1 2AF

Excellent A1/A3 opportunity in Derby City Centre

Ground floor 219.43m² (2,362ft²)



- 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



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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	m ²	Ft ²
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.

SAT NAV: DE1 2AF

The property

Intu Derby

For further information or to arrange to view please contact:

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