



JOHNSON FELLOWS

CHARTERED SURVEYORS

Derby, 10-12 St James Street, DE1 1RL

Retail Premises - Leasehold



LOCATION

The property is located on St James Street within the Cathedral Quarter close to the main retail pitches of Sadler Gate and Corn Market, within Derby city centre a short distance from Intu Derby Shopping Centre. The property is directly adjoined by a number of estate agents and building societies with **Turtle Bay, Revolution** and other bars and restaurants close by at the junction of the Strand and Victoria Street. There are a variety of national operators along Cornmarket near the subject property that **include Primark, Superdrug, Café Nero** amongst others.

DESCRIPTION

The property has a wide glazed frontage with 4 floors of offices above, accessed separately. Internally, the space offers mainly open plan retail with private office, having a carpeted floor with suspended ceiling with inset lighting. Ancillary staff accommodation is located within the basement of the premises previously used as bank vaults.

ACCOMMODATION

Gross frontage	20'6"	11.0 m
Sales area depth	40'5"	12.32m
Sales Area	1,128 sq ft	104.77 sq m
Basement (from VOA)	777 sq ft	72.2 sq m
Total area (NIA)	1,905 sq ft	176.9 sq m

TENURE

The premises are available by way of new lease on terms to be agreed. **Rental incentives are available subject to a 5 year lease term (no breaks).**

RENT

£27,500 per annum exclusive.

USE

We understand the premises benefit from A1 retail use as well as A2 Financial & Professional.

RATES

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

Rateable Value £25,000

Interested parties should verify this information with the local rating authority

EPC

E118

TIMING

Possession is available upon completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

Charles Warrack

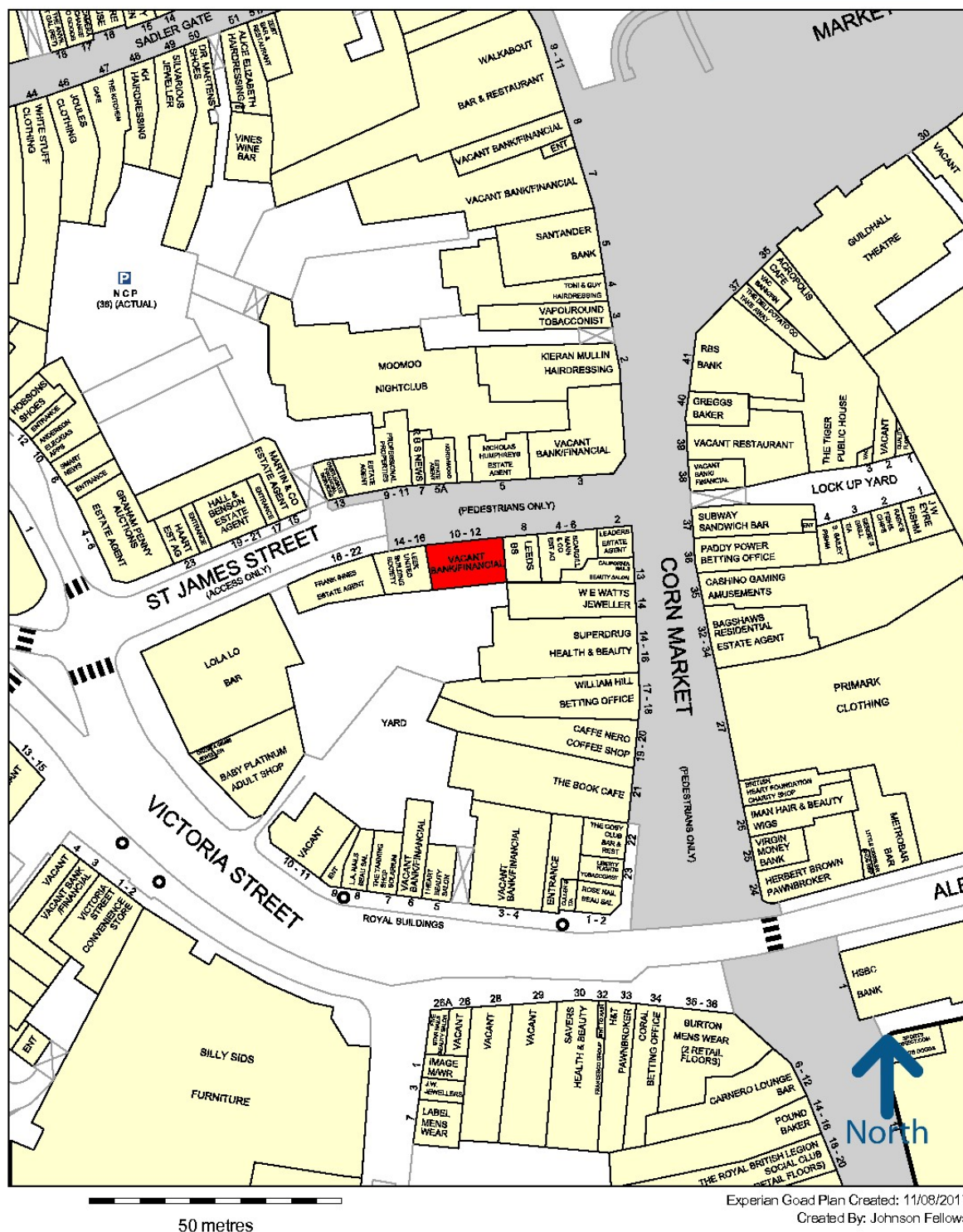
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