



The Boulevard, Castleward, Derby, Derbyshire DE1 2LD

RETAIL

- ▶ **New urban village development**
- ▶ **Only 2 small retail units remaining each of 743 sq ft.**
- ▶ **Adjacent to inner ring road and intu Derby shopping centre**

For enquiries and viewings please contact:



Debbie Thompson
01332 362244
dthompson@innes-england.com



Nick Hosking
01332 362244
nhosking@innes-england.com

Location

Castleward is an exciting new urban village development which is set to transform 30 acres of land, linking the city centre with Derby rail station, into a new community of 800 homes alongside commercial retail premises.

Phase 1 is complete with all 165 homes now sold.

Planning has now been secured for a further 180 homes.

As part of the Castleward scheme there are a range of retail and leisure units along a tree lined Boulevard, which provides direct access to the intu Derby shopping centre via an underpass and the railway station. Footfall figures show a weekly average of around 33,000.

There is excellent connectivity via the ring road to the A38/A50/A52 network providing excellent access to the M1 Motorway J24/25.

Description

The retail parade provides 9 small retail units and 3 larger store premises and have been finished to a shell condition, ready to accept individual occupiers fit-out.

Occupiers already include Anytime Fitness, WED2B bridal showroom, florists, bathroom showroom and vegan/vegetarian sandwich shop with 2 further units under offer.

Only 3 small units remaining.

One large unit of approx. 3,997 sq ft still available and would suit convenience store

Accommodation

	Sq M	Sq Ft
Unit 4	69	743
Unit 5	69	743
Total	69	743

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Planning

The premises have Class A1 Retail, B1 Office and D1 consents under the Use Classes Order 1987. Prospective occupiers should make their own enquiries direct with the Planning Department on 01332 640795.

Tenure

The premises are available on a new flexible term full repairing and insuring lease.

Business Rates

The premises are individual assessed for business rates. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

Rent

Rental £10,500 per annum for smaller retail units exclusive of service charge, business rates (if applicable) and VAT

Service Charge

There will be a service charge provision for external repairs

VAT

VAT will be applicable.

Legal Costs

Each party is to bear their own legal costs incurred with this transaction.

EPC

An EPC will be available on request.

Date Produced: 26-Jul-2019



