

DERBY – 4 ALBION STREET

PRIME UNIT TO LET ADJACENT TO NATIONWIDE AND OPPOSITE ACCESSORIZE BUSY PEDESTRIANISED LOCATION



LOCATION

Derby is one of the UK's top 25 cities with a population of some 250,000 people and a travel-to-work population of 2.1 million. The city has a catchment population of 6 million within a one hour drive of the City.

The property is located in the heart of Derby City Centre on Albion Street, a very busy location, linking directly into the Derby Centre.

The premises are situated adjacent to **Nationwide** with other nearby retailers including **The Disney Store**, **Boots**, **Accessorize** and the newly opened **TK Maxx**.

THE PROPERTY

The premises are arranged over ground and first floor levels offering the following approximate floor areas:

Ground Floor Sales	-	192.50 m ²	2,072 sq.ft.
First Floor Ancillary	-	83.24 m ²	896 sq.ft.

EPC

An EPC is available upon request.

COSTS

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

LEASE

The premises are available on a new lease for a term to be agreed.

Quoting terms upon application.

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£47,500
UBR (2021/2022)	-	49.9p

Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of Derby City Council - Tel: 01332 642 428

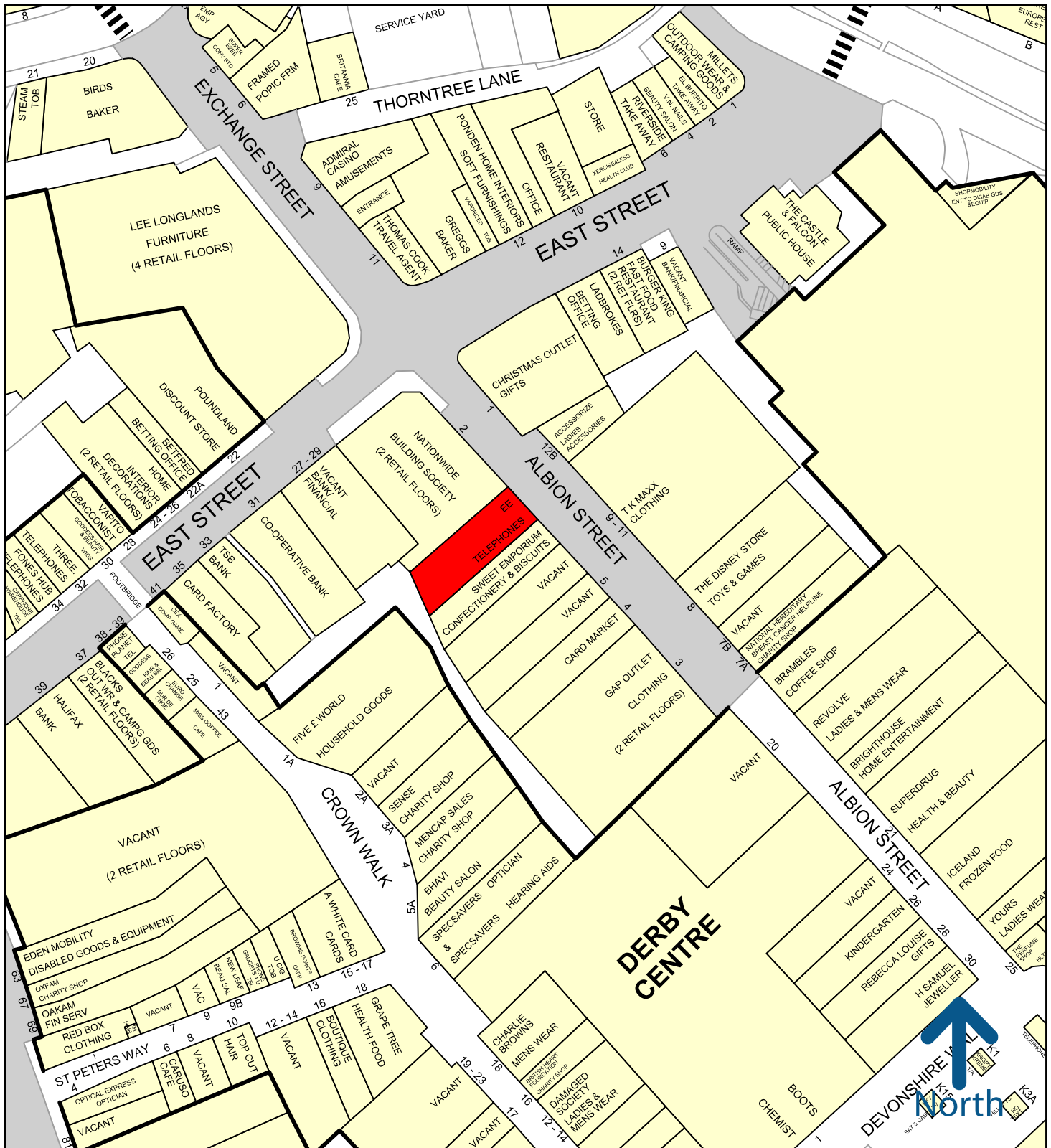
INSPECTION

Viewings can only be carried out with prior notice by contacting either:-

Mark Cherry markcherry@sprrg.co.uk

Tel: 020 7409 2100

Or our joint agent, Tim Kenney of Kenneymoore
Tel: 01244 345 600



50 metres

Experian Goad Plan Created: 26/01/2021
Created By: Smith Price RRG



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