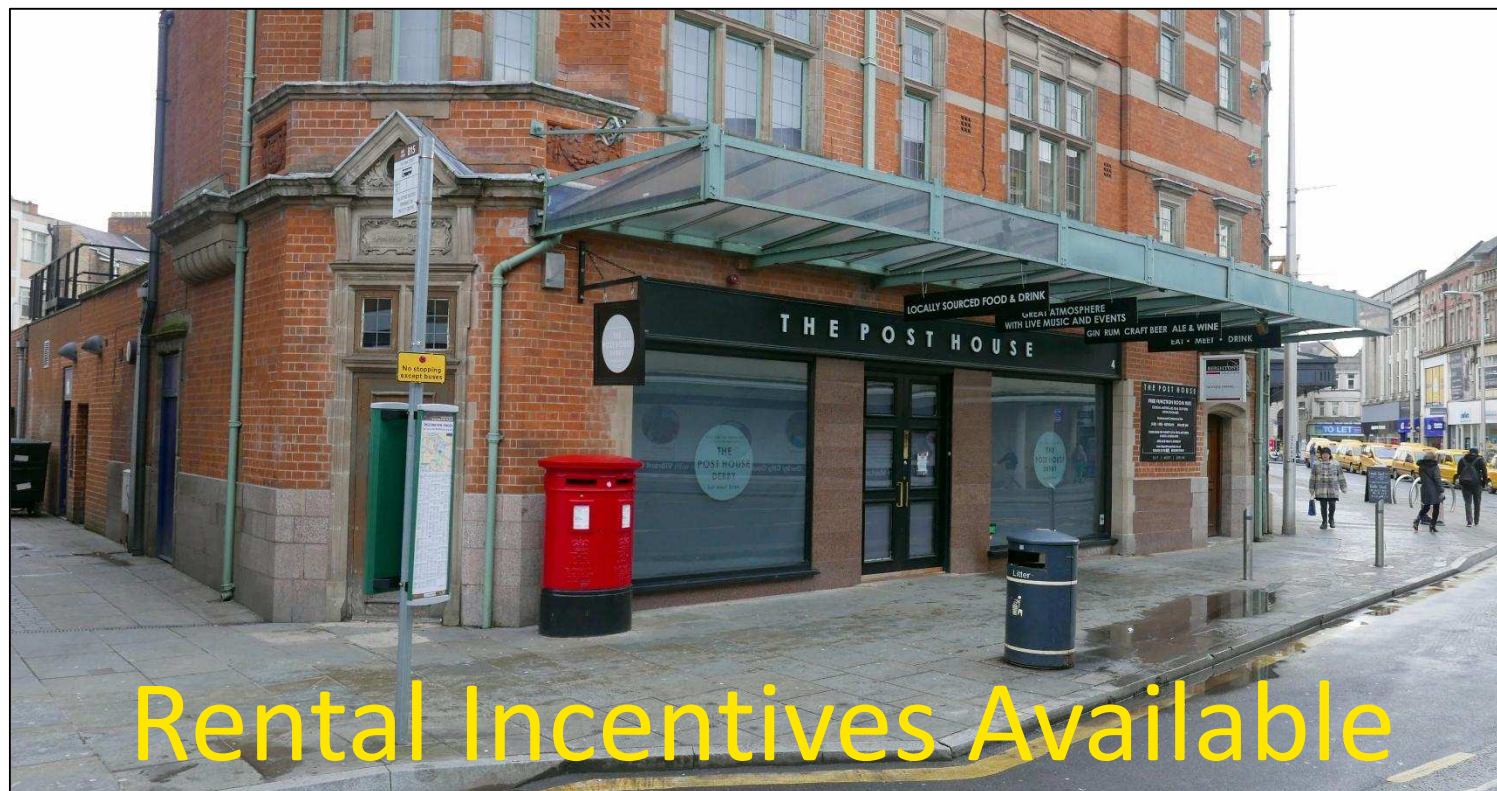


TO LET

Prominent A3/A4 Premises

CELEBRATING
25 YEARS OF PROPERTY
CONSULTANCY

4 Victoria Street,
Derby DE1 1DD



Rent: £35,000 p.a.x.

- Iconic former Post Office building in prominent City Centre location, within Derby's main leisure circuit.
- Ground Floor Net Internal Area approximately 266.91 m² / 2,873 sq.ft.
- First Floor Offices of approximately 85.94 m² / 925 sq.ft.
- Valuable rear car parking and loading access.
- Useful basement storage of approximately 43.31 m² / 477 sq.ft.
- We understand that the property currently benefits from planning and licensing for A3 (Restaurants & Cafés) / A4 (Drinking Establishments) use.



SALLOWAY



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



William Speed BA (Hons)

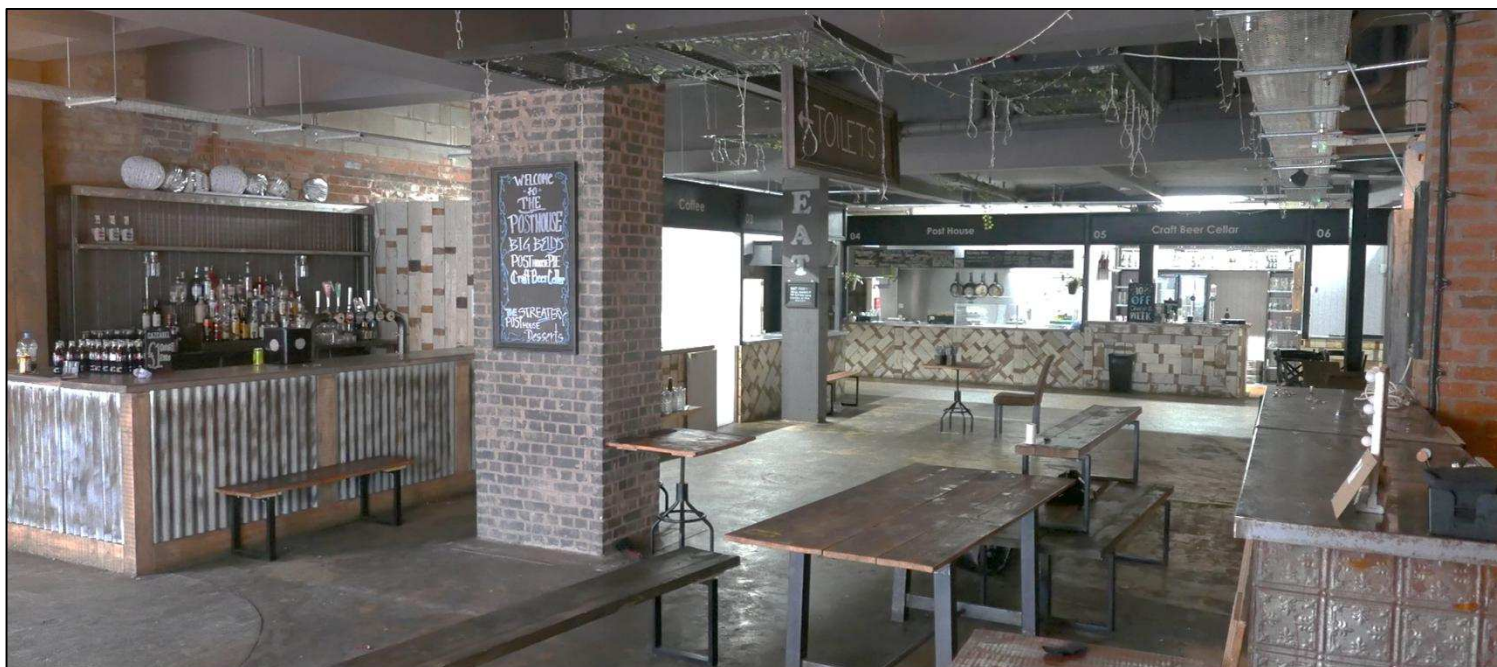
Tel: 01332 298000

Email: wspeed@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com





SALLOWAY



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



William Speed BA (Hons)

Tel: 01332 298000

Email: wspeed@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com



Location

The premises occupy a highly visible position on Victoria Street, a major pedestrian, bus and taxi thoroughfare running through the centre of Derby City Centre. Victoria Street comprises a mix of established A1 and A2 uses including multiple retailers such as Burton, Dorothy Perkins, Coral and Savers.

Furthermore, the premises are located within Derby's main leisure circuit with nearby complimentary A3/A4 occupiers including Revolution, Revolucion de Cuba, Turtle Bay, Cosy Club, Loungers, Walkabout, Nando's, The Brooklyn Social, The Distillery and Wonky Table.

The property is on the north side of Victoria Street in Derby's historic Cathedral Quarter, which benefits from Business Improvement District (BID) status. Further details on the benefits of the location can be found via the internet at www.derbycathedralquarter.co.uk.

Description

The accommodation comprises a Net Internal Area of 266.91 m² / 2,873 sq.ft. on the ground floor with additional basement storage and first floor offices.

Rear loading access is provided and the tenancy will include 1 allocated car parking space within the private car park located to the rear of the building. Additional parking spaces may be available by way of separate negotiation.

Accommodation

The premises comprise:-

Ground Floor Sales:	266.91 m ² / 2,873 sq.ft.
First Floor Offices:	85.94 m ² / 925 sq.ft.
Basement Storage:	43.31 m ² / 477 sq.ft.

Rent

£35,000 per annum exclusive of Business Rates and all other outgoings, with rental incentives available subject to all other lease terms.

Lease Terms

The premises are available by way of a new lease for a term of years to be agreed, subject to periodic upwards only rent reviews where appropriate.

Planning /Use

We understand that the property currently benefits from planning and licensing for A3 (Restaurants & Cafés) / A4 (Drinking Establishments) use. A copy of the property's premises license is available upon request.

Services

It is understood that mains electricity, water and drainage are connected to the premises.

Rates

We are advised that the Rateable Value is £42,250.

VAT

The rent is subject to VAT at the prevailing rate.

Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars once received from the Registered Assessor.



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



William Speed BA (Hons)

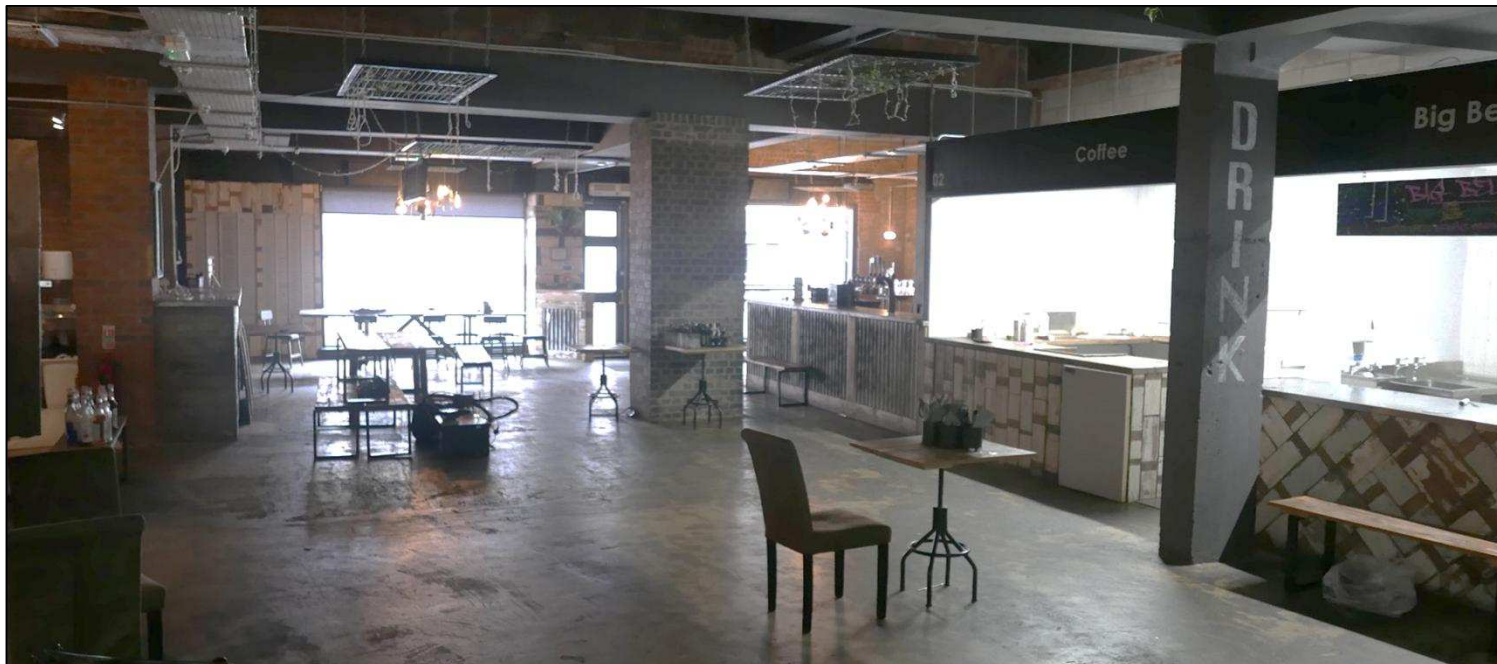
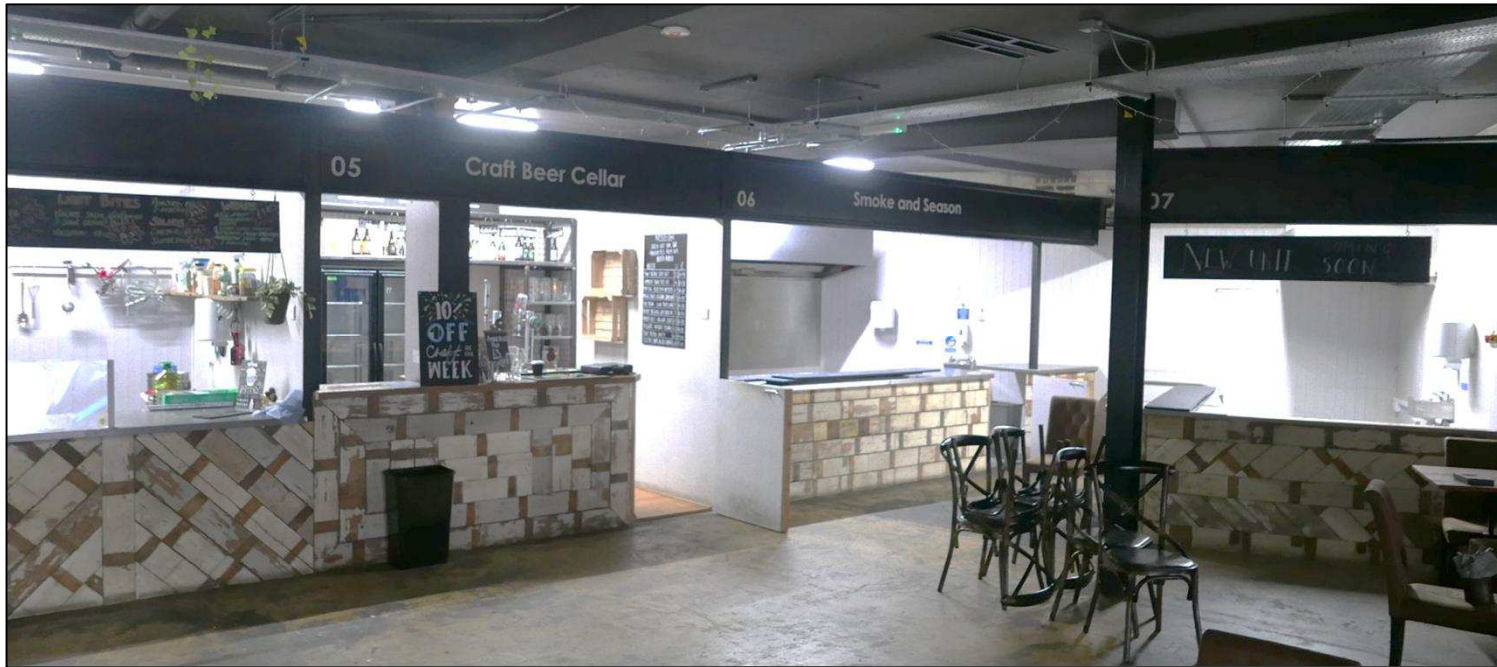
Tel: 01332 298000

Email: wspeed@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com





SALLOWAY



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



William Speed BA (Hons)

Tel: 01332 298000

Email: wspeed@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com



Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonably incurred legal costs in connection with this transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings

To discuss this opportunity further or to arrange a viewing please contact joint agents:-

Salloway:-

Hugo Beresford / William Speed

Tel: 01332 298000

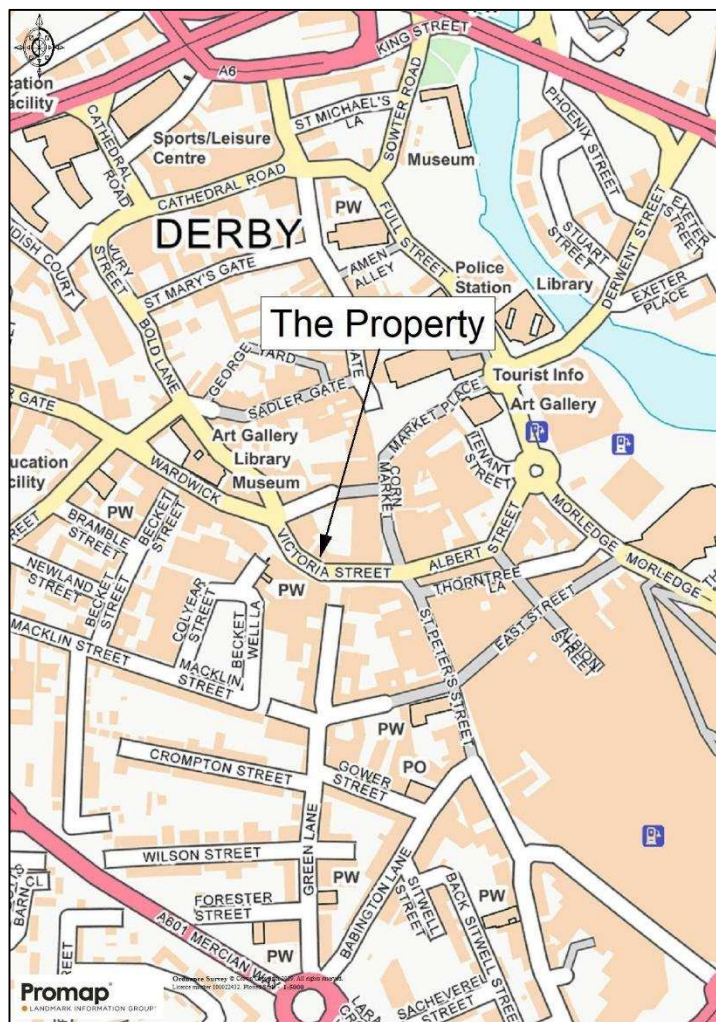
Email: hberesford@salloway.com / wspeed@salloway.com

FHP:-

Darran Severn

Tel: 01332 343222

Email: darran@fhp.co.uk



This brochure is intended to be a guide only so please read these important notes:

Salloway Property Consultants for themselves and for vendors or lessors of the property whose agents they are, give notice that this brochure has been prepared only as a general guide to assist interested parties and no part of its content constitutes part of an offer or contract. No reference within this brochure should be relied upon as a statement or representation of fact and **intending purchasers or tenants must therefore satisfy themselves** by inspection or otherwise as to the correctness of each of them. No person in the employment of Salloway Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property. All rents, prices and charges are quoted exclusive of VAT. Plans are not to scale and are reproduced for identification purposes only and any site boundaries shown are indicative only. © Crown copyright – Licence No. LIG01040.



SALLOWAY



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com



William Speed BA (Hons)

Tel: 01332 298000

Email: wspeed@salloway.com

1 New Park Place, Pride Park
Derby, DE24 8DZ

salloway.com

