

Unit 3 Victoria House | Victoria Street
Derby | DE1 1ES

Excellent retail opportunity in Derby City Centre

73.10m² (787ft²)



- Ground floor sales 704ft²
- Prominent City Centre location
- A1/A2 planning consent
- Close to Victoria Street bus stop/taxi rank
- Immediately available
- Rent £12,500

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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.

Situated within a five minute walk of Intu Derby Shopping Centre, the premises offers a highly prominent position on Victoria Street, a major pedestrian and bus/taxi route through the city centre.

Victoria Street provides a mix of retailers and restaurants.

Nearby occupiers include: Premier Convenience Store, Victoria Fish Bar, Revolution, Turtle Bay, The Post House Derby and Savers.

Planning

The property benefits from planning consent for:-

A1 (Retail)

A2 (Financial and Professional Services)

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Derby City Centre Planning Department on 01332 293 111).

Accommodation

Area	M ²	Ft ²
Ground floor sales	65.37	704
Ground floor store	7.73	83
Total	73.10	787

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



Rent

The premises are available by way of an Effectively Full Repairing and Insuring lease for a term to be agreed at a rental value of:

£12,500 per annum

VAT

VAT will be payable at the prevailing rate.

Service Charge

The lease will contain a provision for a service charge. Full details provided on request.

Business Rates

We are verbally advised by Derby City Council Business Rates Department that the premises are assessed as follows:

Rateable Value: £12,250

(The current UBR is 46.6p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications and small business rates relief).

Legal Costs

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



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For further information or to arrange to view please contact:

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