

14 East Street

Derby | DE1 2PR

## Prominent retail unit suitable for use as restaurant, café or shop

Ground floor sales 126m<sup>2</sup> (1,356ft<sup>2</sup>)

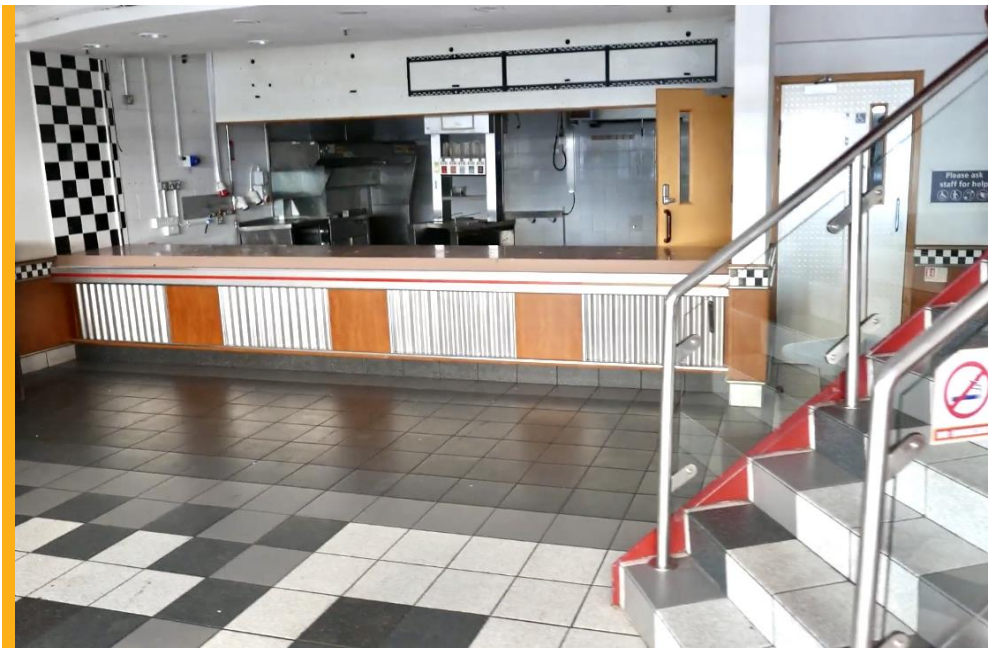
First floor seating 116m<sup>2</sup> (1,249ft<sup>2</sup>)



- Busy pedestrianised location close to Derby's primary Shopping Centre and Bus Station
- Arranged over ground, first and second floors
- Suitable for hot food takeaway subject to planning
- Nearby occupiers include Costa Coffee, Greggs, TK Maxx and Poundland
- Rent from £24,000 per annum



## To Let



## Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time.

The premises occupy a busy location within the pedestrianised East Street close to the Albion Street entrance of to the Derby Shopping Centre where TK Maxx are situated.

East Street is one of the busiest Streets within the City Centre and links the Riverlights Bus Station with St Peters Street (Derby's High Street). The area comprises a mix of occupiers including shops, financial services, cafes and restaurants. Nearby occupiers include Costa Coffee, Greggs, Poundland, Card Factory, and Blacks.

## The Property

The premises are arranged over ground, first and second floors.

Rear loading is available via a serviced goods lift.

## Accommodation

The property comprises the following net internal areas:

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	126	1,356
First Floor	116	1,249
Second Floor	136	1,464
<b>Total</b>	<b>378</b>	<b>4,069</b>

These measurements are given for information purposes only.



## Lease

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

**£36,000 per annum**

Year one rent from £24,000 per annum.

## Business Rates

We are advised by the Derby City Council that the premises hold the following rateable value:-

**£38,750**

The current UBR is 49.9p. Interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

**Under the latest Government Relief, no business rates will be payable this financial year.**

## VAT

We confirm all figures quoted are exclusive of VAT.

## Planning

The property falls within **Use Class E**, which is suitable for retail, shop, café/restaurant, financial and professional services, clinic, office or gym.

## Service Charge

The current service charge payable is £4,731.63 per annum.

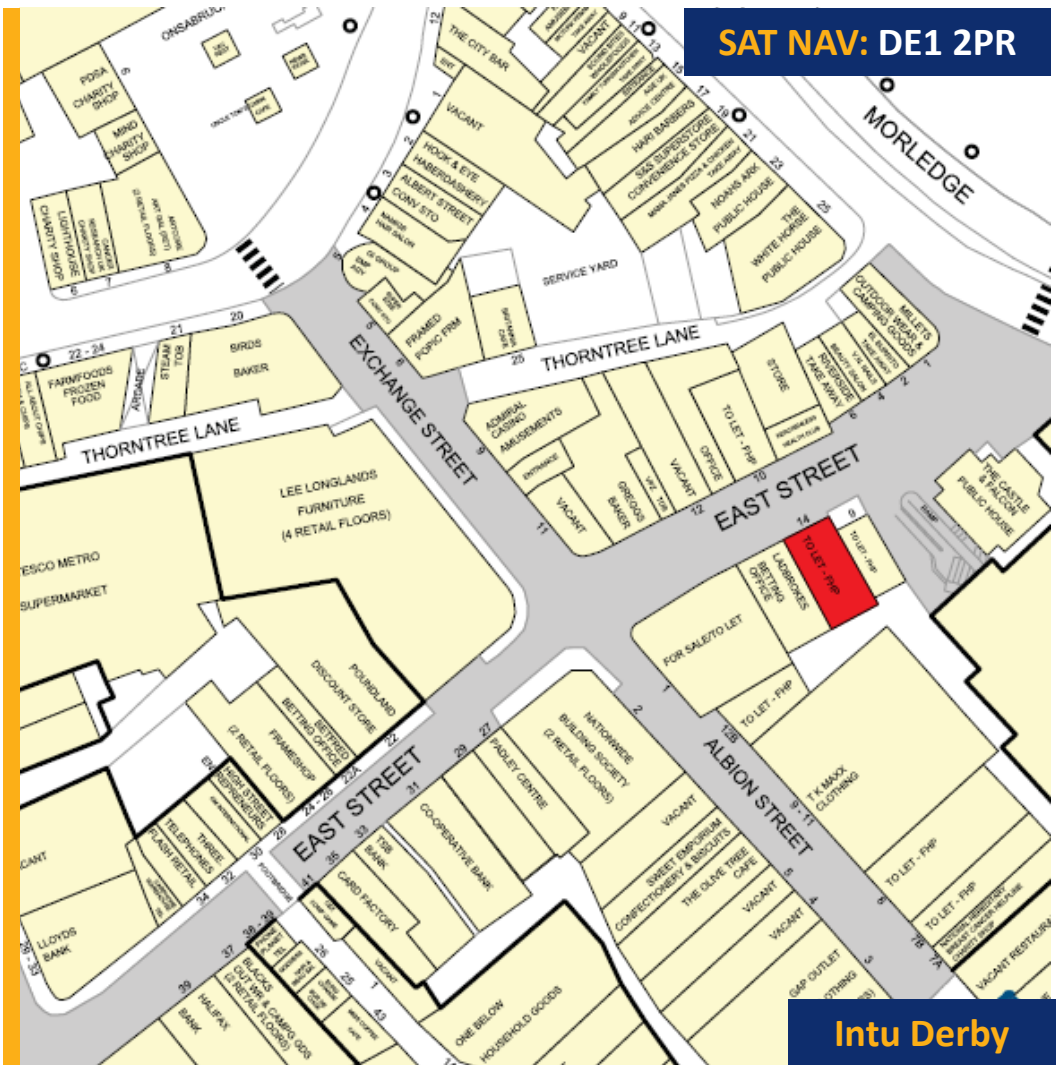
## Legal Costs

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

## EPC

The property has an Energy Performance Certificate Rating of D 97.

**SAT NAV: DE1 2PR**



**Intu Derby**

**For further information or to arrange to view please contact:**

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**12/01/2021**

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