



JOHNSON FELLOWS

CHARTERED SURVEYORS

Derby, Unit 2b East Street, Central Hall, DE1 2AF

Retail Premises – Leasehold



LOCATION

The property occupies an excellent position within the pedestrianised East Street which links to Albion Street and the entrance of the Intu Derby Shopping Centre where there are multiple retailers located.

East Street links the Riverlights bus station with St Peters Street (Derby's main High Street) and provides a mixture of A1 (shops) and A2 (financial services). National occupiers nearby include Greggs, Thomas Cook, Lee Longlands, Poundland, TK Maxx and a number of financial institutions nearby.

Derby has a resident population of circa 250,000 with 1.7m within a 45-minute drive time.

DESCRIPTION

As you are aware the property forms part of the iconic Central Hall Building in Derby which was the base for one of the Countries very first Co-Op's approximately 170 years ago this has since been sub divided to provide a range of ground floor retail units with upper floor accommodation separately accessed.

The subject property provides a regularly configured rectangular retail unit with modern double-glazed aluminum shop frontage with double pedestrian entrance doors., Staff facilities are located at the rear of the ground floor of the property with access to the basement

stores either via the rear delivery road or an internal staircase shared with other occupiers of the property.

ACCOMMODATION

Ground Floor Sales	73.9 sqm	795 sq ft
Ground Floor Staff Ancillary	12.49 sq m	135 sq ft
Basement Storage	131.8 sq m	1,419 sq ft

TENURE

The premises will be offered by way of a new effective full repairing and insuring lease for a term of 10 years subject to upward only rent review in year 5.

RENT

£38,000 per annum exclusive, payable quarterly in advance on the standard quarter days.

RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value £39,250

Interested parties should verify this information with the local planning authority.

EPC

E76

SERVICE CHARGE

We understand that a service charge is applicable for shared services and common areas within the building. Further details are available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Contact Caren Foster on 0121 643 9337 to arrange a viewing.

CONTACT

Iain Mills

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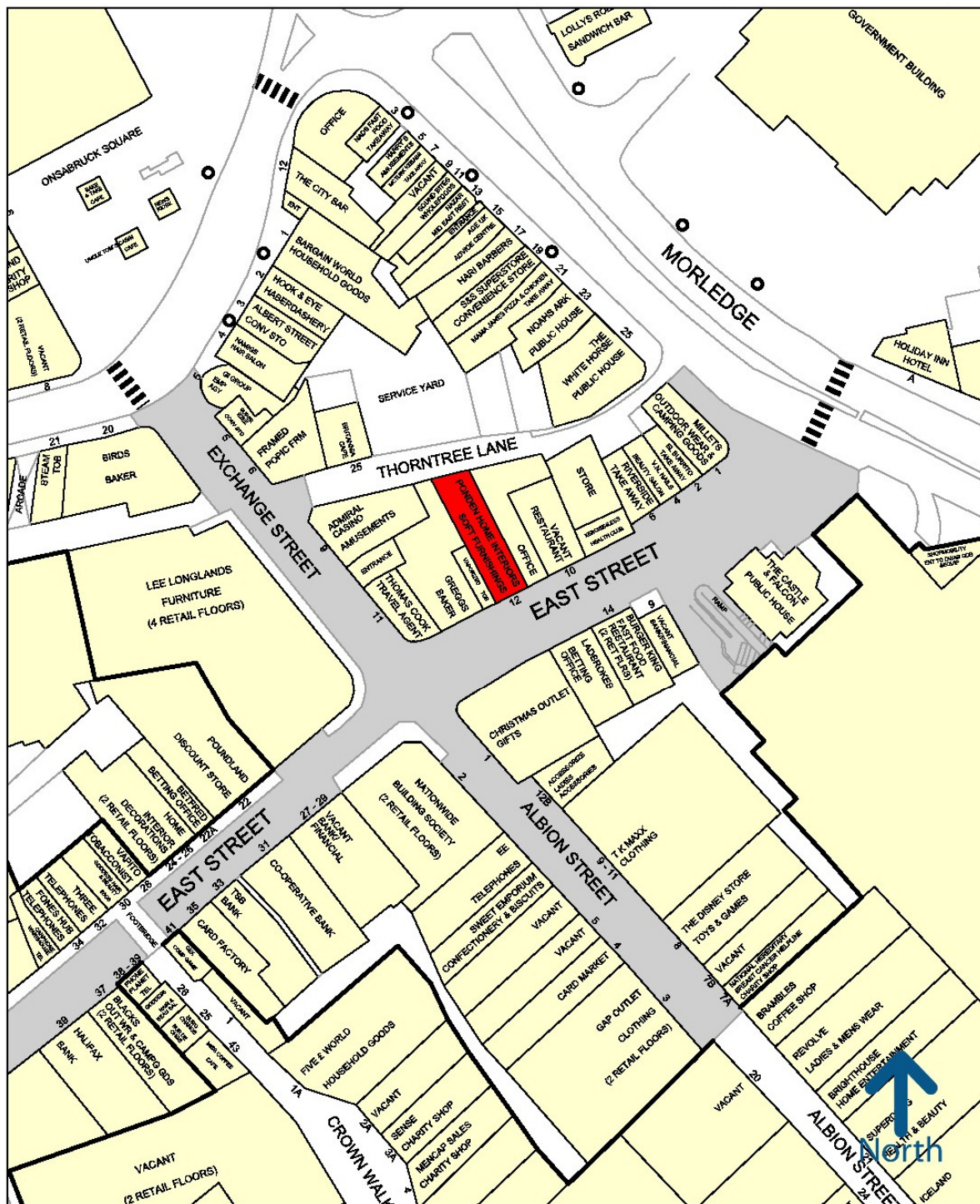


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50 metres

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