



JOHNSON FELLOWS
CHARTERED SURVEYORS

Derby City Centre Retail

DERBY The Boulevard, Castleward

Exciting new urban village development with Phase 1 comprising 165 new homes linking the city centre with the railway station



Retail Premises – To Let



Tel: 0121 643 9337 Fax: 0121 643 6407

johnsonfellows.com



JOHNSON FELLOWS

CHARTERED SURVEYORS

Derby City Centre Retail

The Boulevard provides a new parade of retail units, cafe and convenience stores from 431 – 3,778 sq ft

LOCATION

Castleward is an exciting new mixed use development situated adjacent to the ring road on the south east edge of the city centre.

All the amenities of the city centre are close at hand with INTU Derby only a few minutes' walk. There is excellent connectivity via the ring road to the A38/A50/A52 network providing excellent access to the M1 Motorway J24/25 and beyond.

DESCRIPTION

Phase 1 of the Castleward development comprises an area of approximately 5 acres that will provide a mix of retail, café/restaurant and convenience store units along with 164 residential properties, surrounding a tree lined Boulevard that will link with the inner ring road (Opposite INTU Derby) and railway station. The overall development on completion will involve a £100 million pound investment and some 800 new homes in the heart of Derby city centre.

ACCOMMODATION

Unit 4	Retail – Under Offer	69 sq m	743 sq ft
Unit 5	Retail	69 sq m	743 sq ft
Unit 6	Retail – Under Offer	69 sq m	743 sq ft
Unit 12	Convenience Store – Available	369 sq m	3,977 sq ft

PLANNING

We understand Class A1 Retail and A3 Café/Restaurant uses are allowed under the Use Classes Order 1987. Enquiries should be directed to the local planning department at Derby City Council.

TENURE

The premises are available on a new full repairing and insuring leases for a flexible term.

RENT

Rental details on application.

A service charge will be levied for any common parts services.

Retail Premises – To Let

Tel: 0121 643 9337 Fax: 0121 643 6407

johnsonfellows.com

- INTU Derby – 2 minute walk
- Derby Railway Station – 5 minute walk
- Pride Park – 5 minute drive time
- Adjacent to the inner ring road accessing A6/A38/A52 network

RATES

Each unit is to be assessed for business rates although an indication of the rateable values can be obtained from the letting agents.

VAT

We have assumed that VAT is applicable on the rental figures.

EPC

An EPC is available on request.

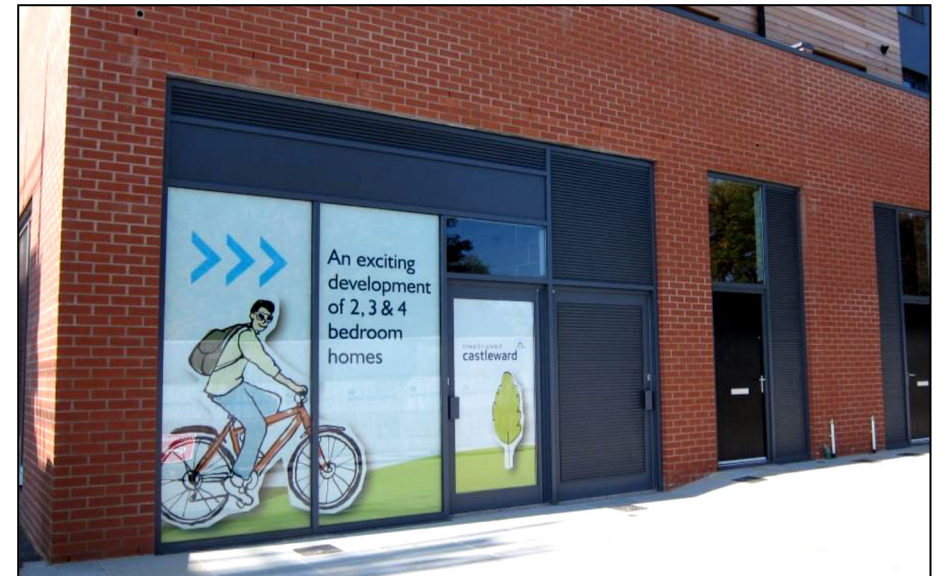
VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

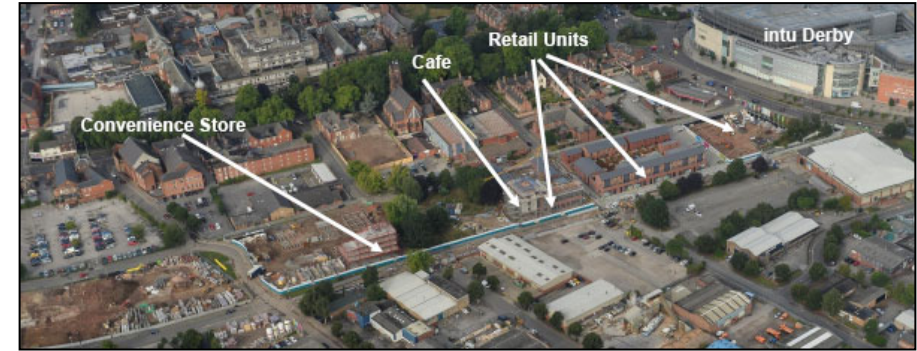
Charles Warrack

Email: charles.warrack@johnsonfellows.co.uk



Retail Premises – To Let





Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



Retail Premises – To Let

onward > upward
castleward

Tel: 0121 643 9337 Fax: 0121 643 6407

johnsonfellows.com