

# On the Instruction of Barclays Bank Plc

## LEASE AVAILABLE

DERBY, 1 Market Place, 3 St James street, DE1 1QZ



### Key Features

- SUB LEASE AVAILABLE
- IDEALLY SUITED FOR A3/A4 USE
- SUBJECT TO PLANNING

### Viewing

By appointment via this office:

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Date of issue December 2018

### Location

The property is located on the junction of St James Street and Market in the centre of Derby occupying a prominent corner location. Occupiers in close proximity include **RBS, Primark, Walkabout, Frankie & Benny's, Superdrug** and **Cafe Nero**.

Recent lettings in the vicinity include **Turtle Bay** and **Revolution de Cuba**.

### Description

The premises are arranged over ground, first, second and basement and provide the following approximate areas:

### Accommodation

Ground Floor	271.37 sq m	2,921 sq ft
First Floor	221.21 sq m	2,381 sq ft
Second Floor	70.61 sq m	760 sq ft
Basement	141.03 sq m	1,518 sq ft
<b>Total</b>	<b>704.22 sq m</b>	<b>7,580 sq ft</b>

### Tenure

The property is currently held by way of a lease expiring 26th November 2027 with a tenant only option to break in November 2022.

A sub-lease of part of the premises may also be considered.

### Rent

The current rent passing is **£105,000**.

Alternatively a sub-lease can be agreed at less than passing rent.

### Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £72,000 pa and the rates payable are £35,496. The UBR for 2018/2019 is 49.3p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

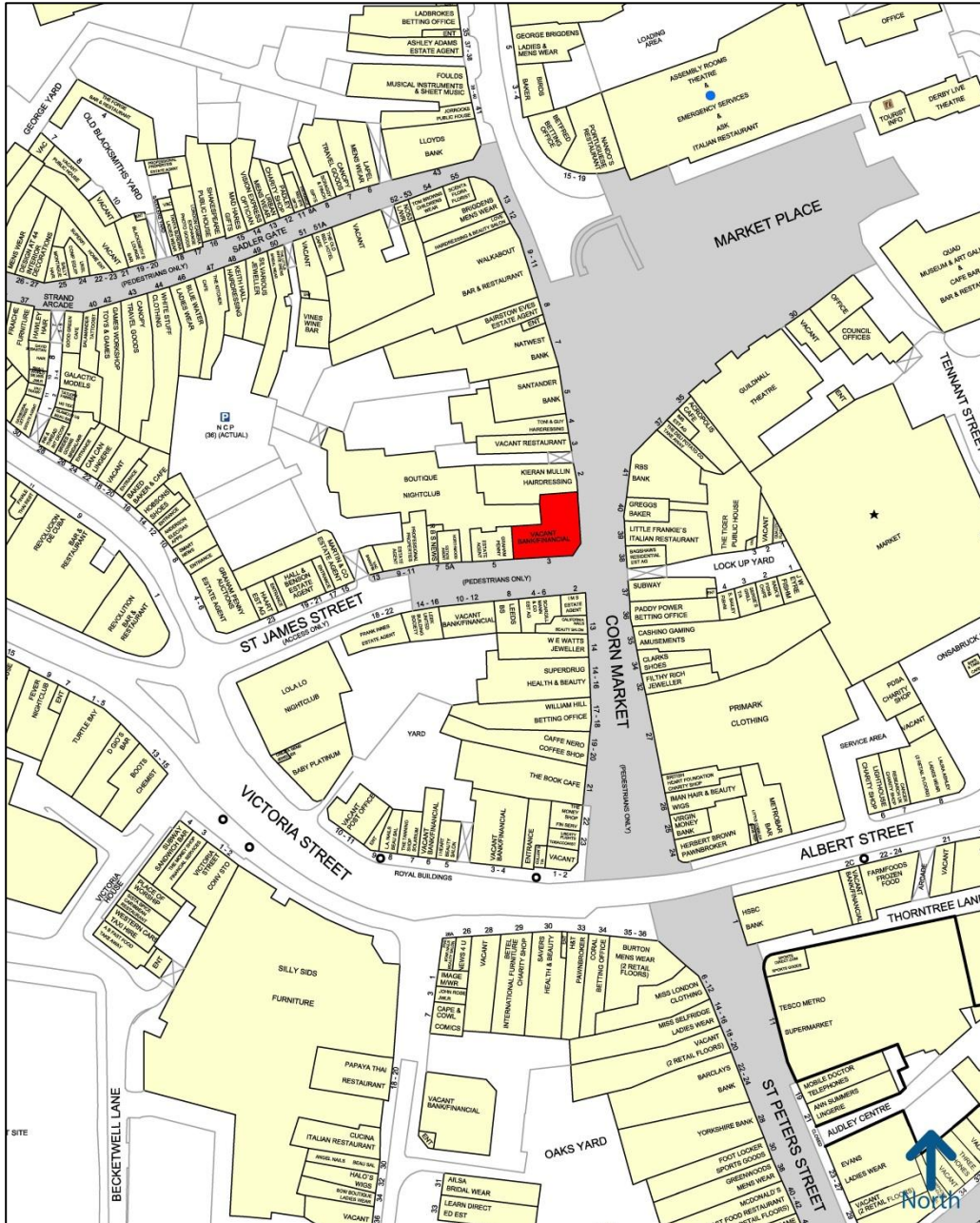
### EPC

Available upon request.

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Not to scale.

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