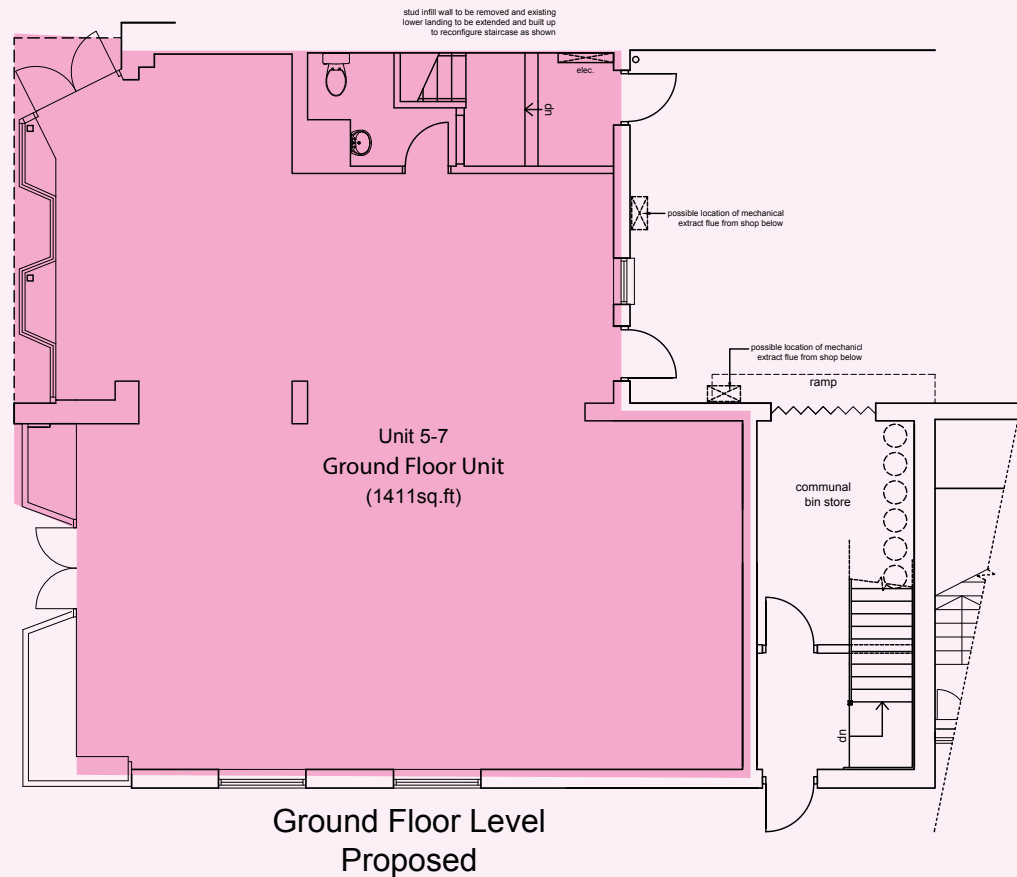


# EXPRESSIONS OF INTEREST

## A3 RESTAURANT / CAFÉ USE



# TO LET

## UNITS 5-7

# 1,411 sq.ft

(131 sq.m)

- Ground floor retail unit
- External seating area
- Ample glazed frontage
- Free onsite customer parking

**PARK FARM**  
SHOPPING CENTRE  
ALLESTREE

**Park Farm Shopping Centre, Allestree, Derby, Derbyshire, DE22 2QN**  
[www.parkfarmshoppingcentre.co.uk](http://www.parkfarmshoppingcentre.co.uk)

**LCP**  
**01384 400123**  
[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)



**PARK FARM**  
SHOPPING CENTRE  
ALLESTREE



## ABOUT THE CENTRE

Park Farm totals approximately 165,000 sq ft of retail space across 60 units with tenants such as Wilko, Boots, and Papa Johns & Card Factory. The centre has the benefit of free customer parking on site for approximately 400 cars.

## LOCATION - DE22 2QN

The Park Farm Shopping Centre provides the principle retailing destination for Allestree, a large residential suburb approximately 1 mile north of the city Centre.

Allestree benefits from an affluent catchment with the resident population in excess of 60,000 within a 10 minute drive time and is located close to the main University of Derby campus.

## APPOINTED AGENTS

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### SUBJECT TO CONTRACT

We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website.

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