



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Derby, 6-8 Stenson Road, DE23 1LH

Retail Premises - Leasehold



### LOCATION

The subject property occupies a prominent position fronting onto Stenson Road approximately 3 miles south of Derby City Centre within the suburb of Normanton. The subject property is adjoined by **Specsavers** and other multiple retailers in the form of **B&M**, **William Hill** and **Birds**.

### DESCRIPTION

The property comprises a ground floor retail unit with ancillary storage and forms part of a two storey brick built Victorian retail unit with pitched tiled roof. To the rear is a small shared service yard.

### ACCOMMODATION

The approximate areas are as follows:-

Overall Sales	122.56 sq m	1,319 sq ft
Rear Ancillary Storage	43.86 sq m	472 sq ft

### TENURE

The property is available by way of a new lease for a term of years to be agreed.

### RENT

£17,500 per annum exclusive.

### RATES

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

Rateable Value: £18,250

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

### USE

The premises can be used for any purpose within Class A1/E.

Alternative uses will be considered subject to planning consent.

### EPC

Upon Application

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VIEWING

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

### CONTACT

Chris Gaskell - 0121 234 0422  
[chris.gaskell@johnsonfellows.co.uk](mailto:chris.gaskell@johnsonfellows.co.uk)

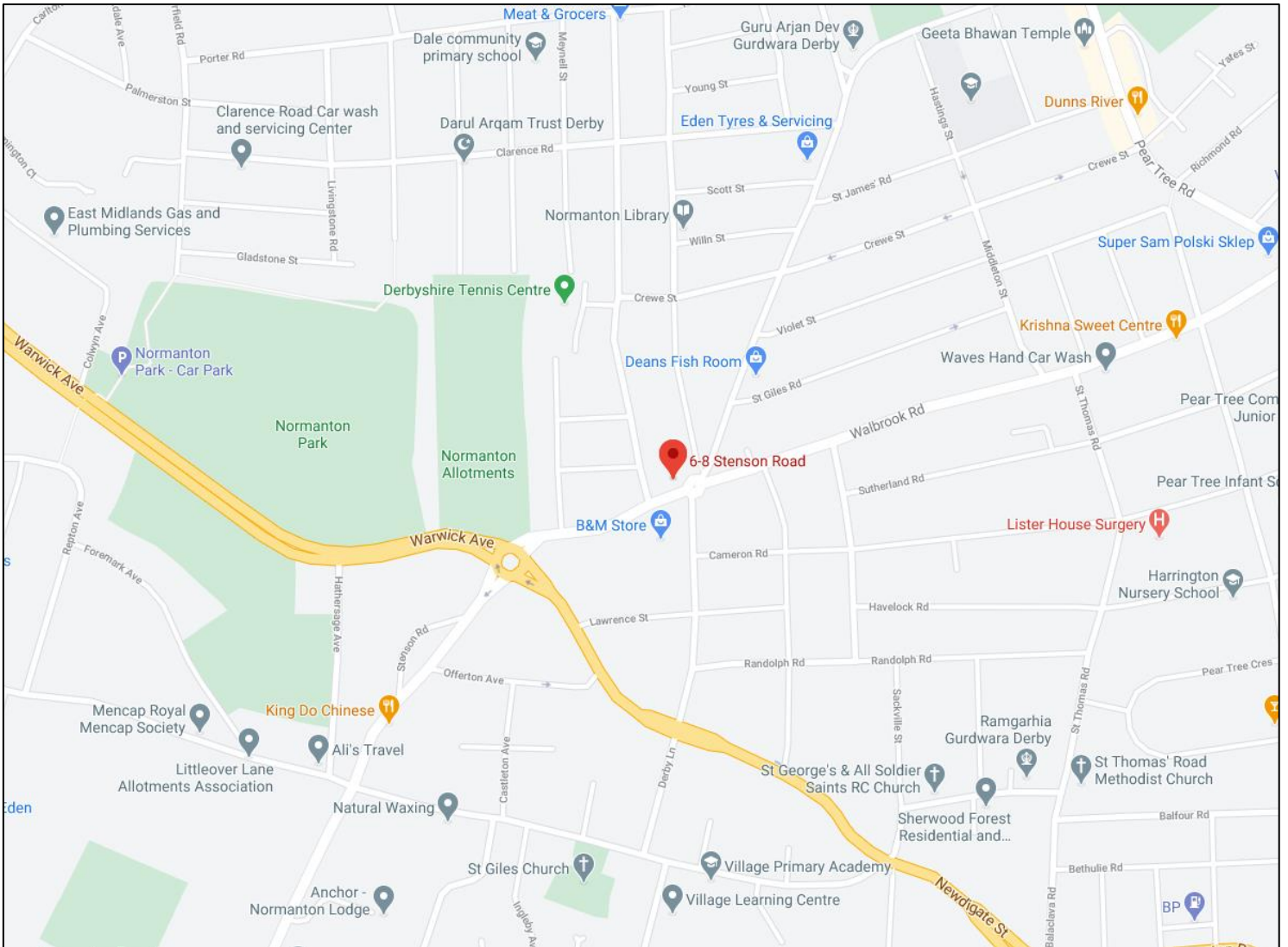


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