

TO LET | £20,000 Per Annum Exclusive

Ground floor retail unit



1, Corn Exchange, Albert Street, Derby, Derbyshire, DE1 2DS

2,241 Sq Ft | 208.19 Sq M

**DB**

DAVID BROWN



RICS

COMMERCIAL



## Location

Derby is a major commercial centre within the East Midlands region. The premises are located in the Corn Exchange scheme, which is situated on Albert Street close to the junction with the pedestrian Exchange Street within the heart of Derby city centre and the entrance to the Derbion shopping centre. The premises face Osnabruck Square and the Market Hall, benefiting from good visibility to busy pedestrian flows between the Market Hall and the prime retailing areas of the Derbion, East Street and Albion Street.

## Description

The property comprises a ground floor retail unit of orthodox rectangular configuration having additional storage space to the rear.

Internally the premises benefit from suspended ceilings, mixture of category 2, fluorescent strip and spot lighting fixtures throughout the retail area as well as a laminate floor finish.

There is a display window fronting Albert Street extending to circa 5 metres, having an electronic security shutter. In addition there are extensive store rooms to the rear as well as an administration office, WC facility and kitchenette / staff room.

Externally there is a secure loading area to the rear which also offers 2 car parking spaces.

## Accommodation

We have measured the property according to Net Internal Area (NIA):

Description	Sq Ft	Sq M
Net Sales Area	2,241	208.19
Ancillary Area	745	69.21
<b>TOTAL</b>	<b>2,241</b>	<b>208.19</b>

## Tenure

Leasehold.

## Services

It is understood that all mains services are connected to the property.

## Planning

Use Class E

## VAT

VAT is applicable at the prevailing rate.

## Deposit

A deposit may be payable subject to status.

## Business Rates

£11,500 as of the 2023 VOA rating list.

## Lease Terms

The premises is available to let by way of a new EFRI lease for a negotiable period of years, subject to 3 or 5 yearly rent reviews where appropriate.

## EPC

D(88) valid until April 2031.

## Insurance

The landlord insures the property and the tenant is responsible for reimbursing a proportion of the premium annually.

## Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

## Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

## Additional Information

### Rent

£20,000 Per Annum Exclusive

### Viewing

Viewing is strictly by prior appointment please contact Michael Green for further information.

**Michael Green**

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