



Ground Floor, 7 Kelso Walk, Sinfin, Derby, Derbyshire, DE24 3DY

## RETAIL UNIT

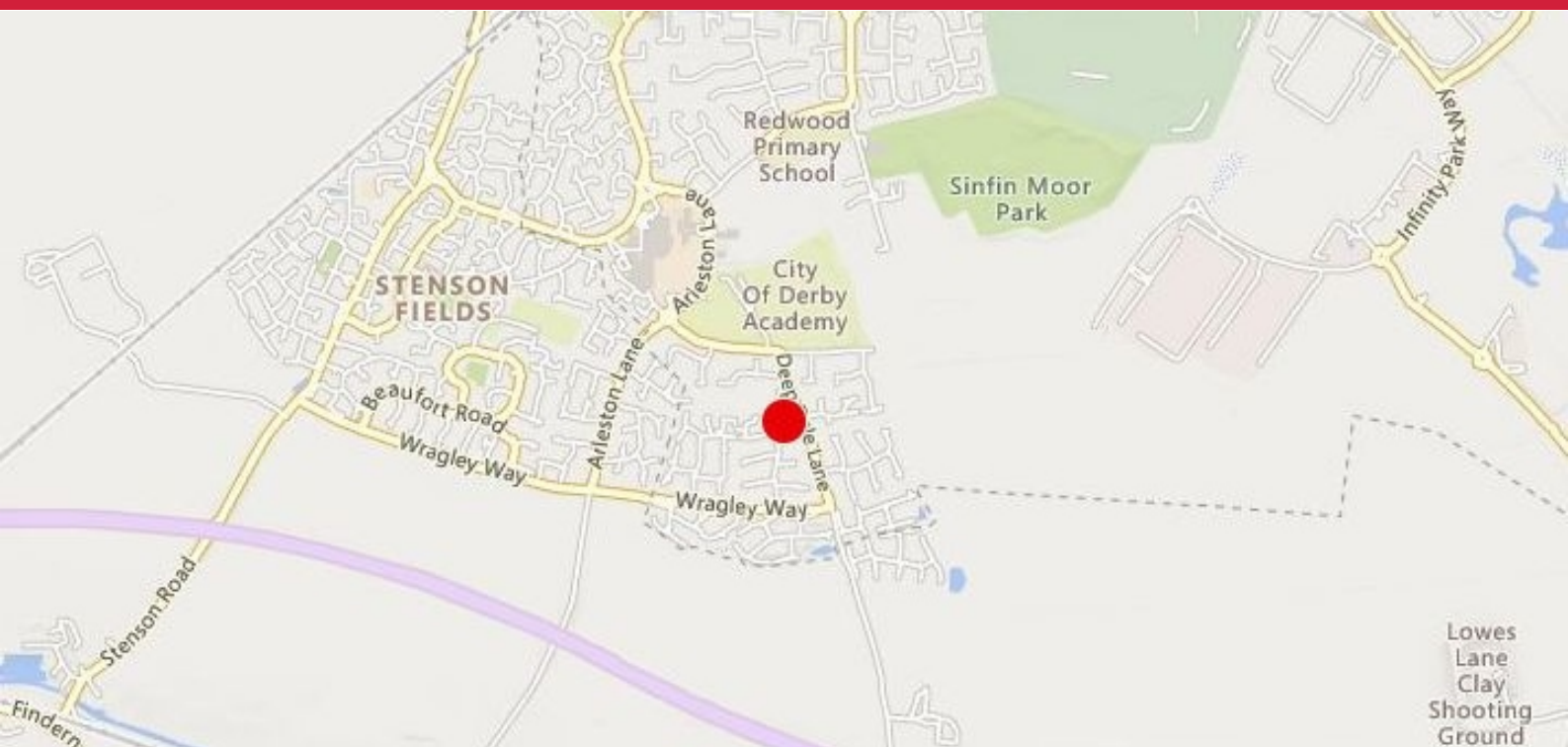
### TO LET - Well Located Ground Floor Retail/Hot Food Takeaway Premises

- Available immediately to rent at £9,600 per annum exclusive.
- Providing 840 sq ft / 78 sq m of accommodation (NIA).
- Suitable for a variety of uses (STP).



#### CONTACT

**Cameron Godfrey**  
01332 292825  
c.godfrey@bbandj.co.uk



## Location

The subject property is situated in the well-established residential suburb of Sinfin, to the south of Derby City Centre.

The location benefits from excellent local amenities, including a large Asda superstore, Post Office, hairdressers, travel agent and pharmacy, alongside schools and a library, ensuring strong local footfall and convenient access for shoppers.

## Description

The subject property comprises an end-terraced ground floor retail unit previously used as a takeaway, constructed of traditional brick with UPVC double glazed windows and pedestrian door.

Internally the ground floor provides a good-sized retail shop front (suitable for trade counter use), a commercial kitchen and prep room to the rear along with a small office/storage room to the side.

Externally the property also benefits from a small yard and parking to the rear, accessed via a private road.

## Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring practice (6th edition): -

Ground Floor: - 840 sq ft / 78 sq m.

## Planning

We understand the property has the benefit of planning consent for use class Sui Generis (formerly A5 Hot Food Takeaway).

All planning information should be confirmed with local authority .

## Services

It is understood that all mains services are either connected or available at the property.

## Business Rates

The subject property is listed on the Valuation Office website as having a rateable value of £4,000.

## Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

## Price

The property is available on a leasehold basis at £9,600 per annum exclusive.

## Energy Performance

C(65)

## VAT

We have been informed by our client that the property is not registered for VAT.

All figures quoted are exclusive of VAT.

## Legal Costs

Each party is to be responsible for their own legal costs in connection with any transaction.

## Viewing

Strictly via appointment with sole agent BB&J Commercial.

## CONTACT

**Cameron Godfrey**

01332 292825

c.godfrey@bbandj.co.uk

BB&J Commercial can confirm the following:

- (i) These marketing particulars are prepared for guidance purposes only and do not constitute part of an offer or a contract whatsoever or a statement of representation upon which any reliance can be placed.
- (ii) All measurements, areas and distances are approximate and all descriptions, condition, permissions for use and occupation should not be relied on and any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
- (iii) Neither BB&J Commercial or any of its employees or agents has any authority to make or give representation or warranty whatsoever in relation to the property.
- (iv) BB&J Commercial have not tested any apparatus, equipment, chattel, services etc and therefore can give no warranty as to their availability, condition or serviceability.
- (v) All prices, rents, service charges etc are quoted exclusive of VAT unless stated otherwise.

