

7 London Road / SU177 Derbion | Derby | DE1 2PR

Shopping centre retail unit with high street frontage

124.49m²
(1,340ft²)

- Derbion comprises 1.3 million ft² with an annual footfall of 20 million
- Scheme anchored by FRASERS, M&S, NEXT, Boots, Showcase Cinema De Lux and Hollywood Bowl
- External unit facing London Road
- Nearby occupiers include M&S, Wilko, Poundland, WH Smith, Heavenly Desserts and CEX



TO LET



Location



Gallery



Contact



Location

Derbion comprises in excess of 1.3 million sq ft across 180 retail units and 20 catering units. There are 3,700 car parking spaces.

The scheme is anchored by FRASERS and M&S with major retailers including NEXT, H&M, H&M Home, Mango, Ted Baker, Tommy Hilfiger, Hugo Boss, Zara, All Saints, Boots and Sainsbury's.

Key Stats:-

- 20m shoppers per annum
- 2.2m shoppers living with 45 minutes' drive time
- 59% of the catchment are in the top 3 Acorn categories
- 60,000 students
- Average dwell time 124 minutes
- 71% female / 29% male shoppers



The Property

The unit is located externally on London Road adjacent to the entrance into the centre, which accounts for 12% of the annual footfall. Nearby occupiers including Pure Gym, Wilko's, Poundland, WH Smith, Heavenly Desserts, CEX and M&S.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	124.49	1,340

Lease Terms

The property is available by way of a new lease at:-

£25,000 per annum

Service Charge

The 2023 service charge has been estimated at **£4,608** subject to annual reconciliation at the end of the service charge year.

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

EPC

A copy of the EPC is available on request.

