

Unit 7a Albion Street | Derby | DE1 2PR

## Well presented retail unit close to Derbion Shopping Centre

### Ground floor sales

128.5m<sup>2</sup> (1,384ft<sup>2</sup>)

- Pedestrianised city centre location
- Close to the entrance of Derbion Shopping Centre
- Occupiers in the vicinity include TK Maxx, Nationwide Building Society, The Sweet Emporium and Greggs
- Rent - £32,000 per annum
- Price - £300,000



**FOR SALE/TO  
LET**



Location



Gallery



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**FHP**  
fhp.co.uk

## Location

Derby has a resident population of circa 250,000 with 1.7 million within a 45-minute drive time.

Nearby occupiers include TK Maxx, Greggs, Poundstretcher, The Oliver Tree Café and Glory Holes Golf.

East Street links the Riverlights Bus Station with St Peters Street (Derby's High Street) and provides a mixture of A1 (shops) and A2 (financial services) occupiers. Nearby occupiers include TK Maxx, Greggs, Poundstretcher, Millets and Xercise4Less.

## The Property

The premises are arranged over ground floor and basement with the following approximate floor areas.

Floor	m <sup>2</sup>	ft <sup>2</sup>
Basement	248.5	2,675
Ground floor	128.5	1,384
<b>Total</b>	<b>377</b>	<b>4,058.03</b>

These measurements are given for information purposes only.





Location



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## Business Rates

The business rates information is available upon request.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business).

This information is for guidance only and all parties should check themselves with the local billing authority.

## Rent

The property is available by way of a new full repairing and insuring basis at a quoting rent of:

**£32,000 per annum**

## Price

The property is held under a 999 year long lease and is offered for sale at a price of:

**£300,000**

## Planning

The property falls within **Use Class E**, which is suitable for retail, shop, café/restaurant, financial and professional services, clinic, office or gym.

This information is for guidance only and all parties should check themselves with the local billing authority.



## VAT

We confirm all figures quoted are exclusive of VAT which is applicable at the prevailing rate.

## Service Charge

A service charge is payable. Full information is available on request.

## EPC

A copy of the EPC is available on request.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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