

Retail premises with excellent prominence onto Traffic Street, Derby

Ground Floor Sales
72m² (774ft²)

- E Class premises would suit retail, café, restaurant or other use subject to permission
- Nearby occupiers include M&S, Matalan, Home Bargains and Londis
- Directly opposite the Derbion Shopping Centre
- Significant paid parking nearby
- Rent £17,000 per annum
- Available on new lease terms



TO LET



Location



Gallery



Contact

Location

Traffic Street forms part of Derby's inner ring road and is located to the south east of the city centre.

The newly constructed residential schemes in the Nightingale Quarter and Castleward areas will drive new footfall to this part of the city. Opposite the premises is the Derbion Shopping Centre, which is home to major retailers with M&S being adjacent to the property.

The area is known for its blend of commercial and residential spaces with ample pay and display parking in the vicinity.

The Property

The premises comprises a ground floor retail unit with glazed frontage. Internally, the premises comprise an open plan retail unit with toilet and kitchen located at the rear. There is also a second floor which could be used for storage or offices.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	72	774
Ground Floor Stores	4.8	52
First Floor	66	710
Total	142.8	1,536





Lease Terms

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

Rent

The property is available at a rent of:-

£17,000 per annum exclusive

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.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

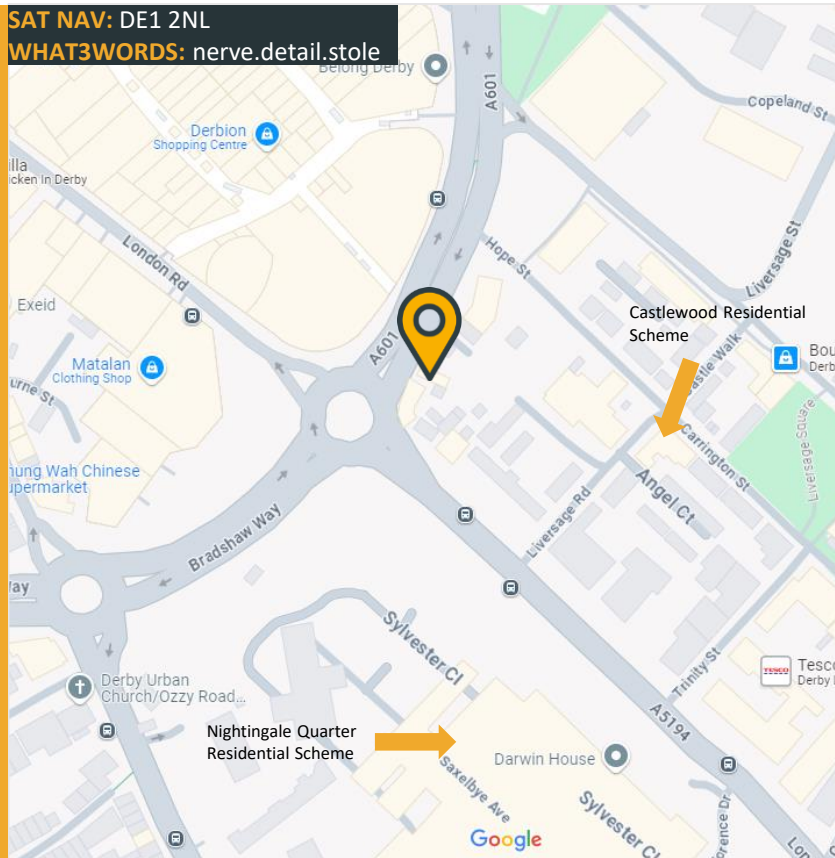
Shop & Premises

Rateable Value (2023): £5,900

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (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.

SAT NAV: DE1 2NL

WHAT3WORDS: nerve.detail.stole



EPC

The property has an EPC rating of E (105).

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

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

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