

1256 London Road | Alvaston | Derby | DE24 8QP

## Hot food takeaway unit in busy suburban retail parade with parking in front – subject to vacant possession

Ground Floor Sales 29.82m<sup>2</sup>  
(321ft<sup>2</sup>)

- Busy suburban location
- Parking immediately outside premises
- Sui Generis planning consent for hot food and takeaway
- Partially fitted out
- Nearby occupiers include Tesco Express, Iceland, Card Factory and Subway
- Rent £9,000 per annum



**TO LET**



Location



Gallery



Contact





Location



Gallery



Contact

## Location

Alvaston is a busy neighbourhood retail location situated approximately 3 miles east of Derby city centre.

The premises are located on London Road (A6) immediately adjacent to the library and close to Tesco Express and Iceland. Other nearby occupiers include Card Factory, Subway, Lighthouse, Boots and Birds Bakery.

## The Property

The premises comprise of a ground floor sales/kitchen area together with first floor ancillary accommodation. The unit benefits from being partially fitted with some kitchen equipment.

Deliveries are at ground floor level from the rear shared service yard.

## Planning

The property has **Sui Generis** planning consent for **hot food and takeaway**. Other uses may be considered subject to planning. All parties should satisfy their own enquiries with Derby City Council.





## Accommodation

The property comprises the following net internal floor areas:

Description	M <sup>2</sup>	Ft <sup>2</sup>
Ground floor sales	29.82	321
Ground floor stores	4.49	48
First floor ancillary	52.08	561
<b>Total</b>	<b>86.39</b>	<b>930</b>

## Business Rates

We are verbally advised by Derby City Council Business Rates Department that the premises are assessed as follows:

**Rateable Value £6,550**

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2024 to 31/03/2025 (up to a total saving of £110,000 per business).

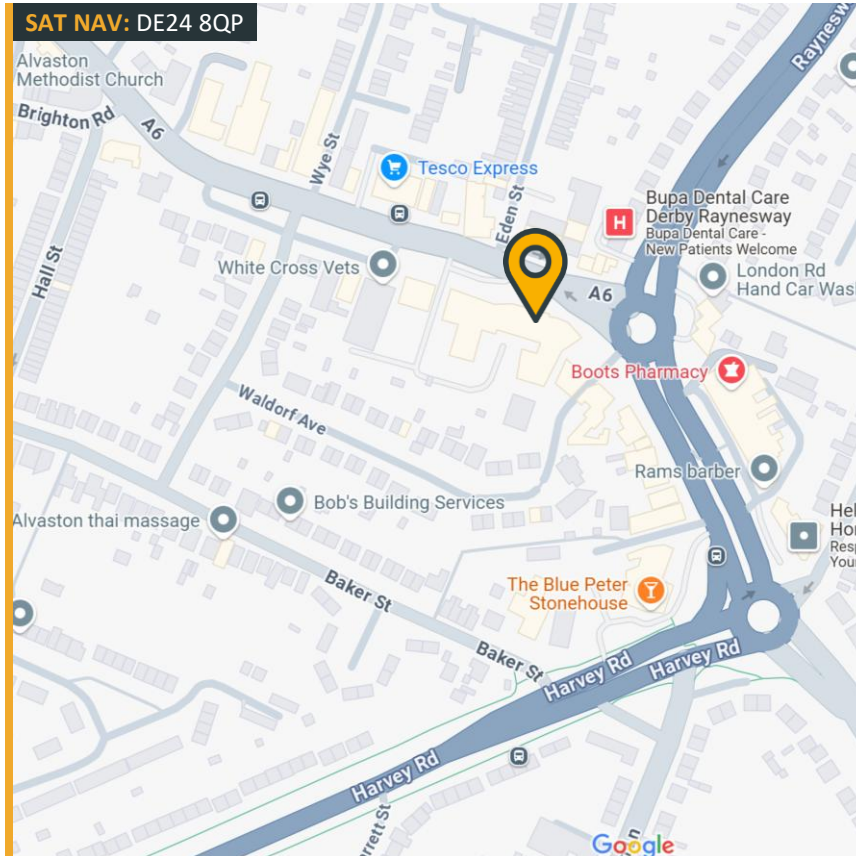
This information is for guidance only and all parties should check themselves with the local billing authority.

## EPC

The property has an Energy Performance Certificate Rating of D.

## Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.



## Lease

The premises are available by way of an Effective Full Repairing and Insuring Lease for a term to be agreed at a rental of:

**£9,000 per annum**

## Service Charge

A service charge will be payable. Please contact the agent for more details.

## VAT

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

## Further Information

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

**Harry Gamble**

07398 443 828

Harry.gamble@fhp.co.uk

**Tom Wragg**

07970 168 138

tom@fhp.co.uk

**Corbin Archer**

07929 716 330

corbin.archer@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**

North Point, Cardinal Square,  
10 Nottingham Road, Derby,  
DE1 3QT

**fhp.co.uk**

18/02/2025

Please click here to read our "Property Misdescriptions Act". E&OE.