

DERBY

69 ST PETERS STREET

PRIME SHOP UNIT TO LET A2 PLANNING CONSENT



LOCATION

The premises are located in a prime location on the pedestrianised section of St Peters Street where nearby occupiers include **Bhs, Natwest, Santander, Nationwide, Thomas Cook, Bonmarche** and a variety of local independent traders. The premises are also close to St Peters Way, one of the main entrances into **Westfield Derby**.

ACCOMMODATION

The property is arranged over ground, first and second floor levels and provides the following approximate net internal floor areas:

Ground Floor Sales	1,311 sq ft
First Floor Stock	603 sq ft
Second Floor Stock	503 sq ft

TERMS

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed subject to 5 yearly upward only rent reviews.

RENT

£40,000 per annum exclusive.

BUSINESS RATES

We understand that the property is assessed for business rates as follows:

Rateable Value £31,500

We anticipate that the rates payable should be in the order of £15,000 per annum but interested parties are recommended to make their own enquiries with the Local Rating Authority.

VIEWING

Strictly via prior appointment with Central Retail:

David Rawstron – 0113 244 8668 (david@central-retail.co.uk)

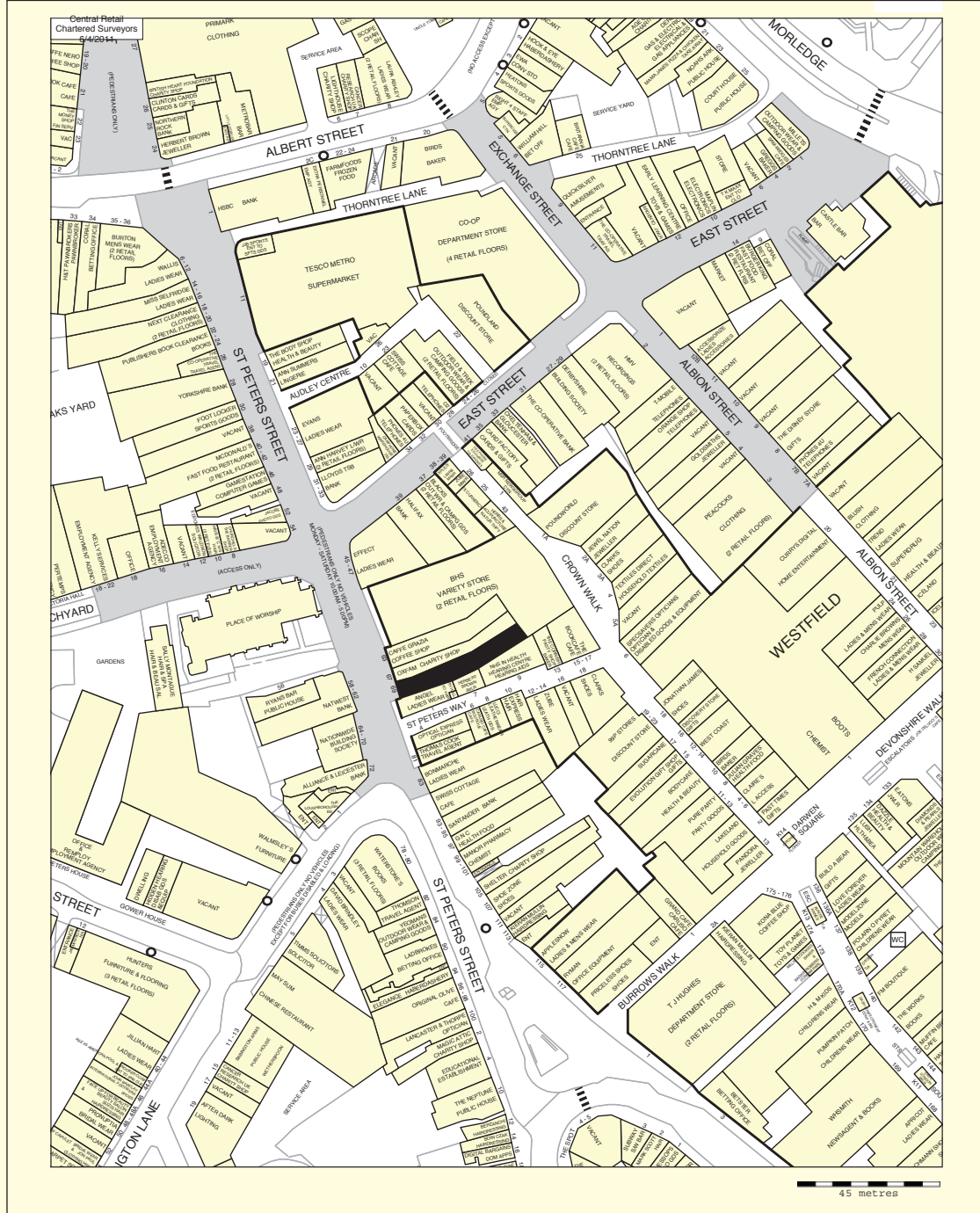
Or alternatively our joint agents:

FHP – 0115 950 7577

SUBJECT TO CONTRACT



Derby



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