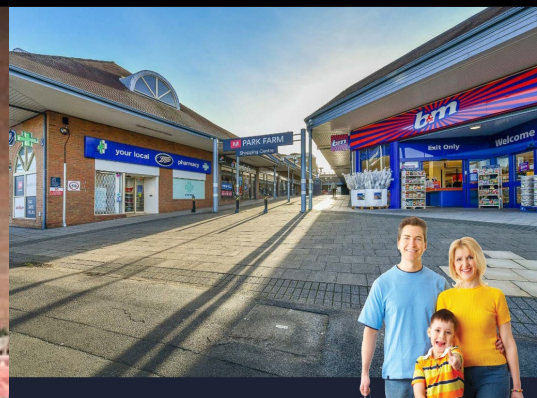


# SHOP TO LET

## Unit E5, Park Farm Shopping Centre Allestree, Derby, DE22 2QQ

Available from 01 August 2026



### Description

Park Farm Shopping Centre provides the principle retailing destination for Allestree, a large residential suburb approximately 1 mile north of the City Centre of Derby and is located close to the main University of Derby campus on Kedleston Road. Park Farm totals approximately 15,330 sq. m (165,000 sq ft) of retail space with anchor tenants such as Co-Op, Boots, Costa Coffee, Farmfoods, Savers, plus a local Post Office. The subject property is suitable for a wide variety of uses including retail, leisure, offices, clinic, day nursery among others.

### Accommodation

The premises will comprise a self-contained ground floor shop.

Unit E5	Sq M	Sq Ft
Ground Floor	103.3	1,112
Total	103.3	1,112

### Tenure

Leasehold The accommodation is available by way of new fully repairing and insuring lease on terms to be agreed.

### VAT

All costs are quoted exclusive of VAT.

### Business Rates

RV £20,500 (2026)

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

### Legal Costs

Each party to be responsible for their own costs.

### Rent

£27,000 + VAT per annum exclusive.

### Service Charge

Annual variable service charge of £3,708 + VAT.

### Insurance

Annual insurance premium of approx. £544 + VAT.

### EPC

C 72. Available upon request.

### Security

Rent deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

### Viewings

Strictly by prior appointment with Creative Retail or our joint agent Innes England on 01332 362244.

0121 400 0407  
creative-retail.co.uk

Creative Retail

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