



Unit 1 Castleward Court, Trinity Walk, Derby, Derbyshire DE1 2JY

FITNESS/RETAIL/SHOWROOM

- ▶ **3,778 sq ft (350.98 sq m)**
- ▶ **Previously occupied as a yoga studio**
- ▶ **Suitable for a variety of uses including retail/showroom, leisure and fitness**

For enquiries and viewings please contact:



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Location

Castleward is an urban village regeneration development which is transforming 30 acres of land, linking the city centre with Derby rail station and will eventually provide around 800 homes, alongside commercial retail premises.

300 homes in a mix of apartments and houses have already been completed with another 112 coming on line. Additional development will also provide up to 258 homes along Liversage Street.

The nearby inner ring road provides excellent connectivity to the A38/A50/A52 network, providing excellent access to the M1 Motorway J24/J25.

Description

Large ground floor premises with full height glazing on two sides overlooking Liversage Street and a very busy section of the inner ring road directly opposite the Derbion Shopping Centre.

The premises were formerly occupied as a Yoga studio and and provides 3 studios and 2 smaller treatment rooms, alongside reception, changing areas and ancillary accommodation.

The premises would be suitable for a variety of uses falling within Class E.

Accommodation

	Sq M	Sq Ft
Ground Floor	351	3,778
Total	351	3,778

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement First Edition.

Planning

The premises have consent for uses falling within Class E (Business, Commerce and Services) of the Use Classes Order 1987 (as amended). Interested parties should clarify their use directly with the local planning department on 01332 640795.

Tenure

The premises are available on a new full repairing and insuring lease via a service charge.

Business Rates

The property is currently listed as Fitness Gym and Premises and has a rateable value of £33,500. The current UBR is 49.9p. Interested parties are advised to clarify the rates payable direct with the local authority: Source VOA website

Rent

Rental £40,000 per annum plus VAT, service charge and business rates .

Service Charge

The tenant is responsible for a service charge to cover upkeep of common areas and external repairs. Full details no request

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: D (77) and is valid until 14 June 2029

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 13-Feb-2025



