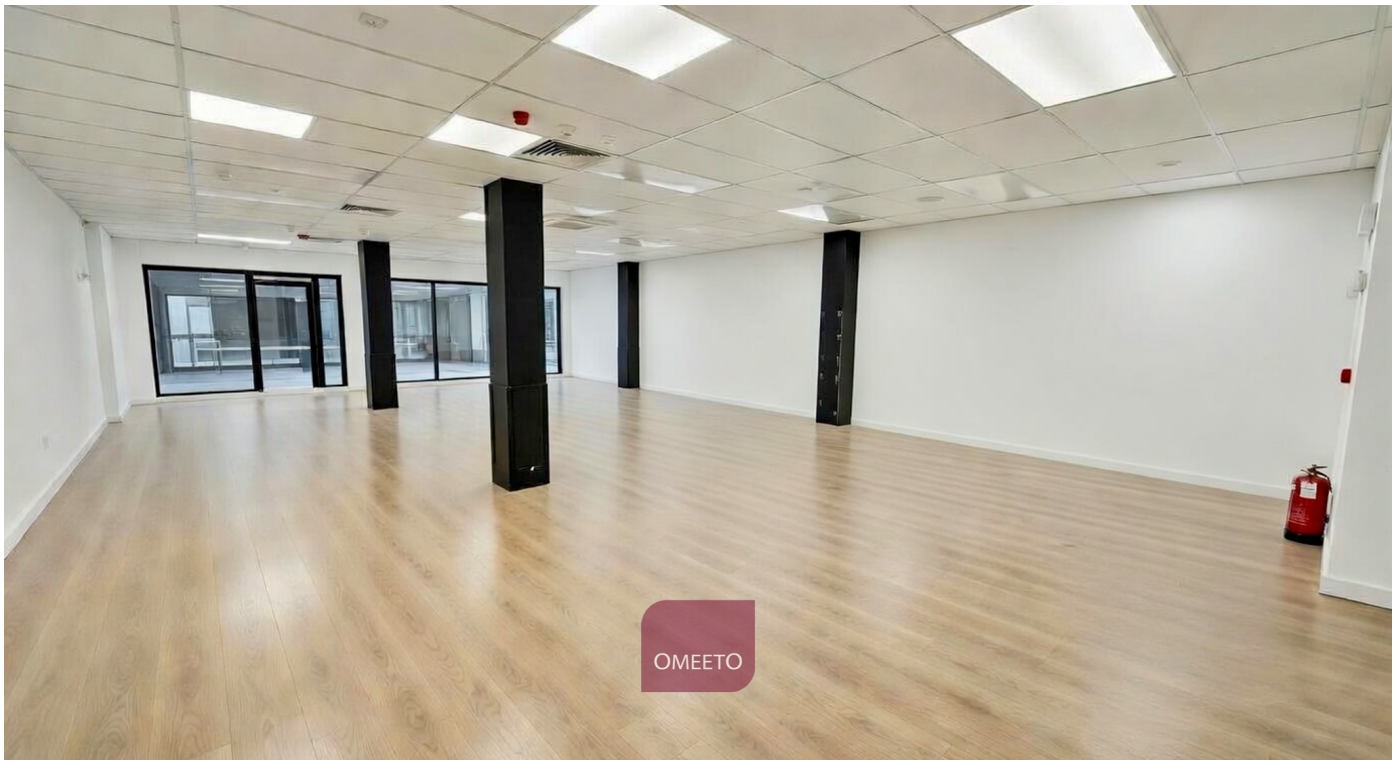


SHOP, TO LET

2B SWARKESTONE ROAD

Chellaston, Derby, DE73 6UF



KEY FEATURES

- Rent: £30,000 per annum
- 1,544 Sq Ft (143.44 Sq M)
- Part of former Co-Op food store
- Works underway to sub divide into 3 new units
- Lat remaining unit
- Well located in neighbourhood centre
- Neighbouring Birds and Domino's Pizza
- Suitable for a variety of high street uses

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LOCATION

Chellaston is a popular and desirable suburban village on the southern outskirts of Derby just 3.6 miles from Pride Park and 4.8 miles from Derby City Centre.

Situated at the corner of Swarkstone Road and High Street with surrounding occupiers to include Domino's, Birds Bakery, Lidl, Chellaston Community Centre, the Lawns Public House and an excellent range of neighbourhood centre shops and services.

There are bus stops outside and adjacent to the property providing regular services.

DESCRIPTION

Last remaining Shop. 3 new units being created from Former Co-Op convenience store. Prime position in neighbourhood centre next to Birds Bakery and Domino's. Being offered as a shell ready for occupier fit out.

Some staff parking to the rear with loading. Additional onsite pay and display or free street parking

ACCOMMODATION

All areas have been taken from Architect plans and are currently provided on a Gross Internal Area basis. Measurements should be confirmed.

FLOOR	Sq Ft	Sq M
Shop 2b	1,544	143.44
TOTAL	1,544	143.44

PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). By way of an application referenced 25/01301/FUL, consent has been granted for sub division of the former Co-Op food store into 3 self continued retail units, but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

The shop to let shall benefit from separately metered electricity, along with a mains water and drain connection. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

SERVICE CHARGE

Is payable for the running, maintenance and up keep of the building structure, common, shared and external areas.

The current service charge budget is £875 per quarter.

TENURE

Shop to let by way of a new lease for a minimum term of 5 years.

RENT

The premises is available to rent for £30,000 per annum.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

The existing building is currently assessed as B(47). A new EPC shall be commissioned for completion on the proposed units.

VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase, sans-serif font, centered within a dark red rounded square.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

18-May-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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07471072799

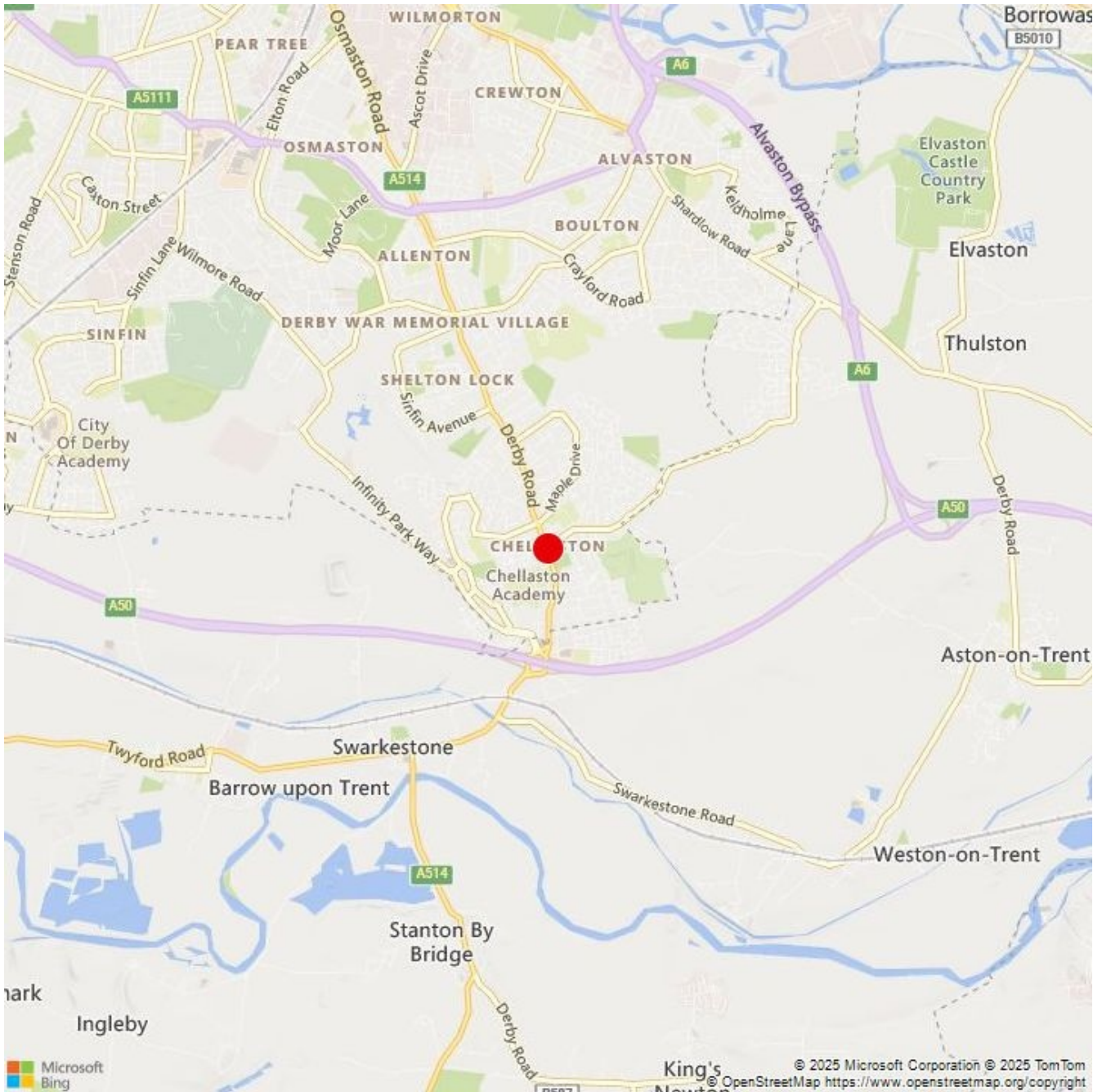
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IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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