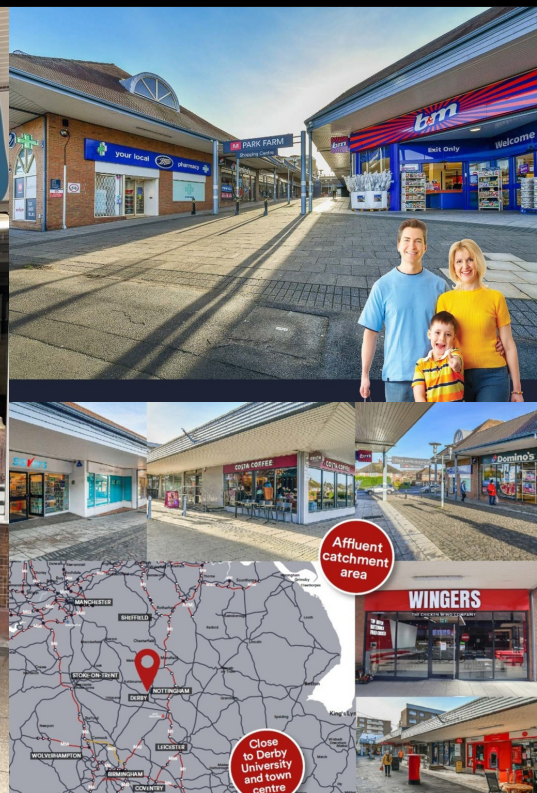


SHOP TO LET

Unit 43, M Park Farm
Allestree, Derby, DE22 2QQ

Brand New Shop Front and White Box Opportunity



Location

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.

Tenure

The property is available by way of a new lease on terms to be agreed.

Accommodation

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

Unit 43	Sq M	Sq Ft
Ground Floor	64.38	693

Business Rates

RV £12,500 (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.

EPC

C 51. Available upon request.

Rent

£17,500 + VAT per annum exclusive.

Service Charge

Annual service charge of £2,637 + VAT.

Insurance

Annual insurance premium of £287 + VAT.

Planning

We understand the unit benefits from E Class planning use. Interested parties are advised to make their own enquiries.

Security

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

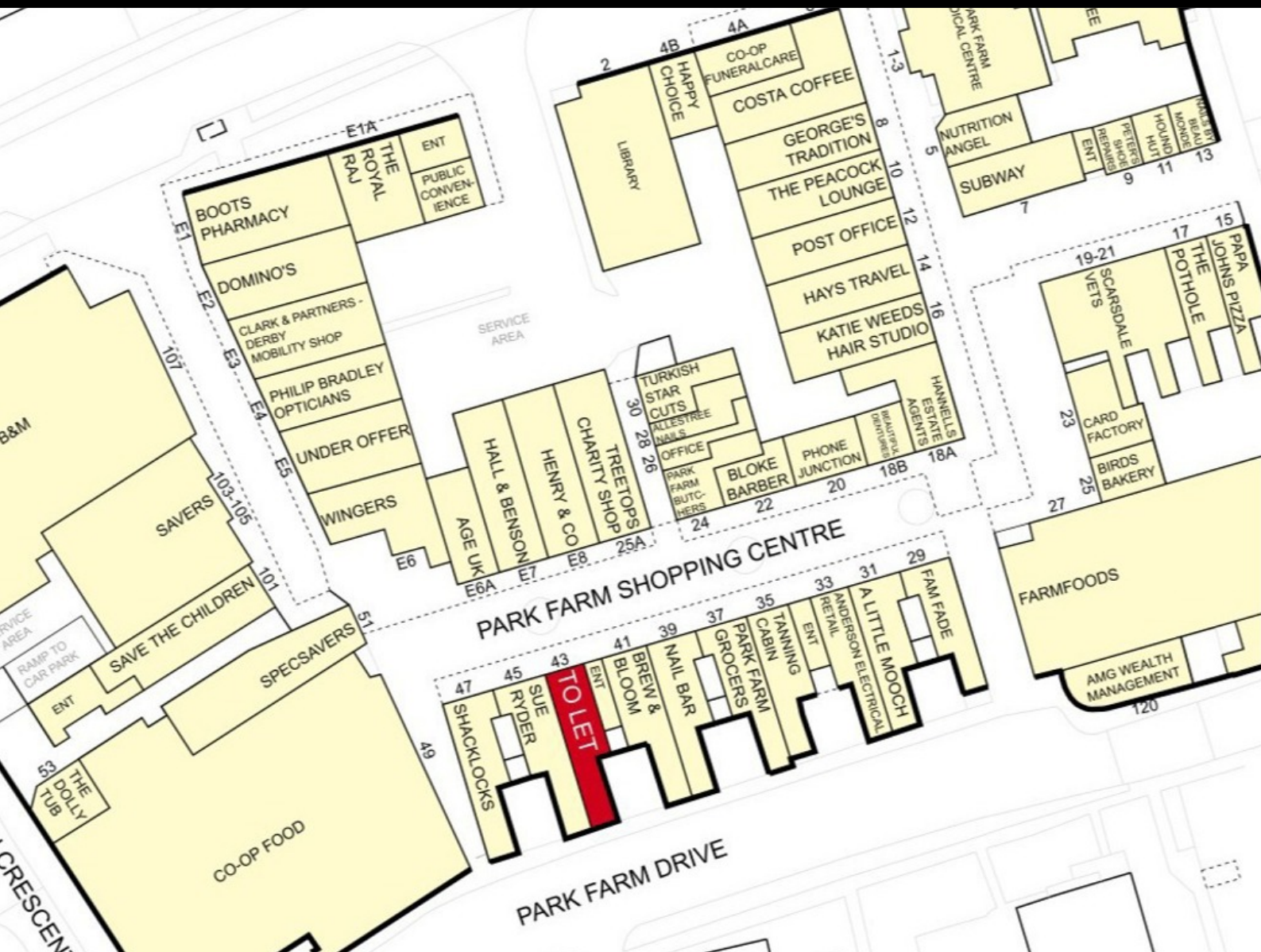
Viewings

Strictly by prior appointment with the Joint Retained Agents.

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For more information, please contact:

Guy Sankey
07415 408196
guy@creative-retail.co.uk

0121 400 0407
creative-retail.co.uk

Creative Retail