

TO LET

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Prominent Retail Premises

20 Osmaston Road, Derby DE1 2HR



Leasehold: £11,000 per annum exclusive (or near offer)

- Attractive ground floor retail unit situated opposite the Intu Shopping Centre.
- Retail area of approximately 37.47m² / 403 sq.ft.
- Approximately 2m glazed display window.
- Nearby occupiers include the Money Shop, Ladbrokes and Wilkinsons, along with the entrance to the Derbion Shopping Centre.



SALLOWAY



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Location

The premises are located on Osmaston Road close to the junction of London Road and known locally as "The Spot". The premises join the pedestrianised area of Derby City Centre and are sited opposite the Derbion Shopping Centre. Adjoining users comprise a mix of retail, professional services, cafes and restaurants.

Description

The property comprises an attractive ground floor lock up style retail unit with ancillary kitchenette and toilet facilities to the rear. The unit benefits from carpeted floors, white emulsion walls, suspended ceiling and diffused strip lighting throughout.

The retail area benefits from a 2m glazed shop front with recessed doorway. The unit is currently arranged with a reception area and a number of offices/consulting rooms.

Accommodation

The premises comprise:-

| | |
|-------------------------|-----------------------------------|
| Retail Area: | 37.47 m ² / 403 sq.ft. |
| Ancillaries: | 7.09 m ² / 76 sq.ft. |
| Total Net Internal Area | 44.56 m ² / 479 sq.ft. |

Services

It is understood that mains electricity, water and drainage are connected to the property.

Business Rates

The property has a rateable value of £8,900 and therefore we understand that no business rates will be payable. Interested parties are advised to confirm the above with the Local Authority, Derby City Council.

Planning

The property previously benefitted from A1(retail) planning consent. However as part of planning reforms the subject property is now classified as having Use Class E (Commercial, Business and Service) under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

Interested parties are advised to confirm all planning queries with the Local Planning Authority, Derby City Council.

Rent

Rental offers are invited in the region of £11,000 per annum exclusive of rates and all other outgoings.

VAT

There is no VAT applicable to the rent.

Legal Costs

The ingoing tenant will be responsible for the Landlords reasonably incurred legal costs in connection with this transaction.

Lease Terms

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.



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Energy Performance Certificate

An EPC has been commissioned for the property and will be included within these particulars once received from the Registered Assessor.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewing and Further Information

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:-

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