



Location

Derby is a key retail destination, serving a population of over 280,000 within a 5-mile radius. This particular unit sits inbetween the entrance of Intu Derby, which generates over 20 million footfall per annum, and a new 22,000 sq ft TK Maxx coming soon.

Situated opposite the unit is Gap with other nearby occupiers including; Disney, Accessorize, Superdrug and Goldsmiths.

Accommodation

Ground Floor Sales	1,437 sq ft	133.55 sq m
Total	1,437 sq ft	133.55 sq m

Lease Term

The property is available by way of a new lease for a term to be agreed.

Rent

£35,000 per annum, exclusive.

Contact

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Rates

Rateable Value	£32,000 (2017)
UBR	0.48 (2018/19)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Service Charge

£2,730

Energy Performance Certificate

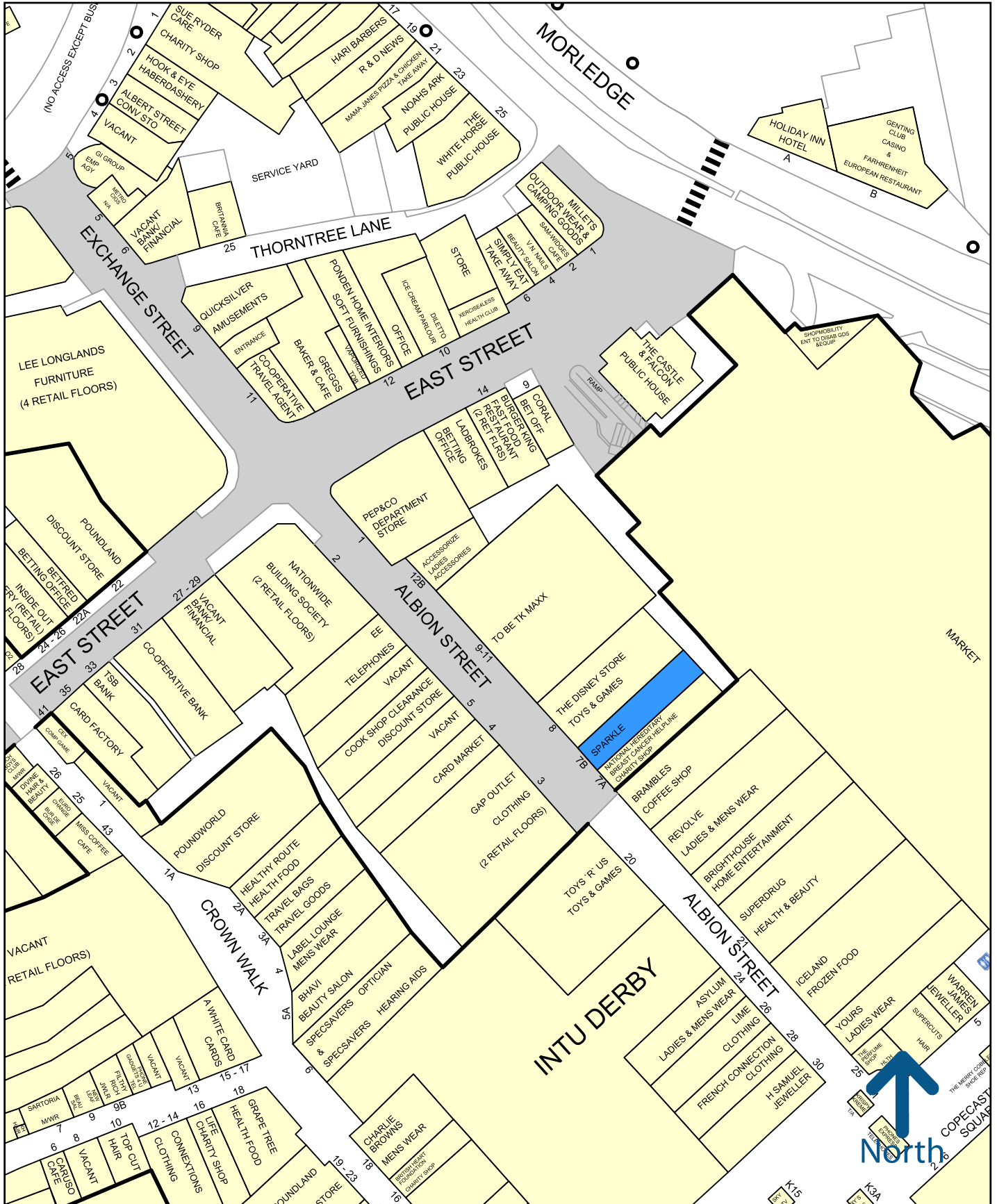
Available upon request.

Costs

Each party is responsible for their own legal costs incurred in this transaction.

Or through our joint agents

Rowley Hughes Thompson
0121 212 7800



50 metres

Experian Goad Plan Created: 11/05/2017
Created By: Kitchen LaFrenais Morgan

