



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	1,292 sq ft	120.07 sq m
Basement	2,584 sq ft	240.15 sq m
Total	3,876 sq ft	360.22 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

Will Thomas
+44 (0)20 7317 3717
wthomas@klmretail.com

Jamie Lyons
+44 (0)20 7317 3729
jlyons@klmretail.com

Rates

Rateable Value	£39,250 (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

£7,364

Energy Performance Certificate

Available upon request.

Costs

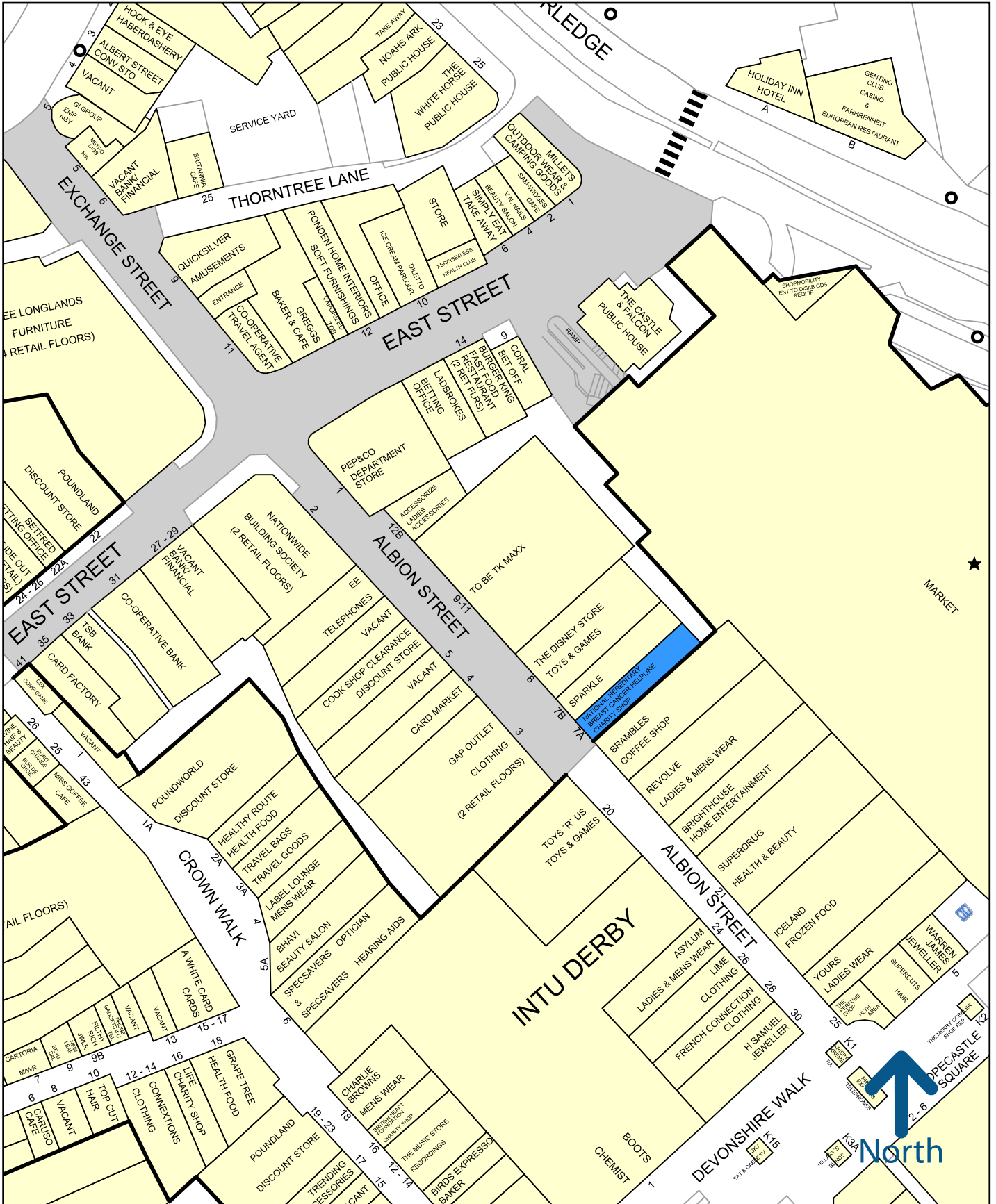
Each party is responsible for their own legal costs incurred in the transaction.

Viewing

Strictly by prior appointment via KLM Retail.

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



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011