



CGI

### *Location*

Derby is a key retail destination, serving a population of over 280,000 within a 5-mile radius. This particular unit sits on the corner of East Street and Albion Street, where TK Maxx have opened a 24,000 sq ft store. Albion Street forms one of the busy entrances to Intu Derby, which generates over 20 million footfall per annum. Nearby occupiers include The Disney Store, Accessorize, Superdrug, Burger King and Goldsmiths.

### *Accommodation*

Basement	2,042 sq ft	189.78 sq m
Ground Floor	3,667 sq ft	340.80 sq m
First Floor	3,535 sq ft	328.53 sq m
Second Floor	3,673 sq ft	341.36 sq m
<b>Total</b>	<b>12,917 sq ft</b>	<b>1,200.46 sq m</b>

### *Lease Term*

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

### *Rent*

POA

### *Rates*

Rateable Value	£132,000 (2017)
UBR	0.493 (2018/19)

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

### *Service Charge*

£24,542 (2019)

### *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.

### *Subject to Vacant Possession*

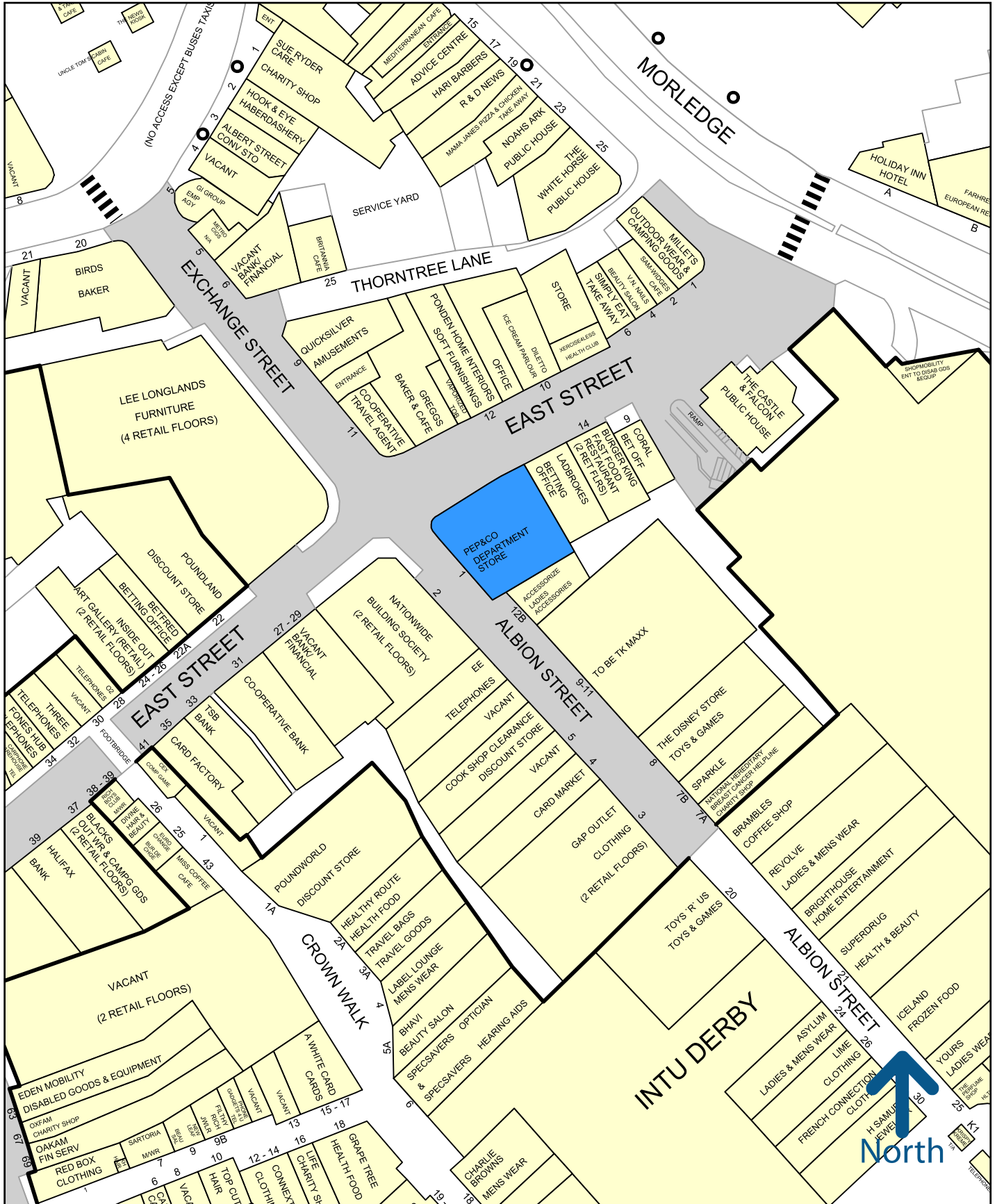
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### *Or through our joint agents*

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Experian Goad Plan Created: 25/05/2017  
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