



TO LET

Retail Unit

1,617 sq.ft

(150.2 sq.m)

Unit 6, East Street, Derby, Derbyshire, DE1 2AU

- Busy pedestrianised location
- Close to the entrance of Intu Derbion and Derby Bus Station.
- Local population of circa 250,000

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part of IMCore

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Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,617	69
TOTAL	1,617	69

Rent

£25,000 pa exclusive of rates, VAT and service charge.

Rateable Value

£17,250 per annum.

Services

The unit has electricity and water connected.

Service Charge & Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC Rating of E.

Planning

We understand that the property has established consent for E (commercial, business and service) – this includes A1, A2, A3, B1, D1 (a-b) and indoor sport from D2e. It may be suitable for alternative uses, subject to planning.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



Location

The properties are located on East Street, a pedestrianised road at the junction with Morledge directly adjoining the main pedestrian crossing from the Bus Station leading to the Derbion Shopping Centre, the principle retail area in the city. East Street itself has Millets, Greggs, Ladbrokes, Nationwide, Phat Buns and many other well known retailers.

By Car

Derby is within close striking distance of the UK's main motorway network.

From the north and south, both the M1 and M6 motorways provide fast and easy access. The M62, M42, M60, M56, M67 and M18 can also be used to reach the area.

Viewing

Strictly via prior appointment with the appointed agent:



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Owned and Managed by



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