

8,405 sq.ft
TOTAL DEVELOPMENT



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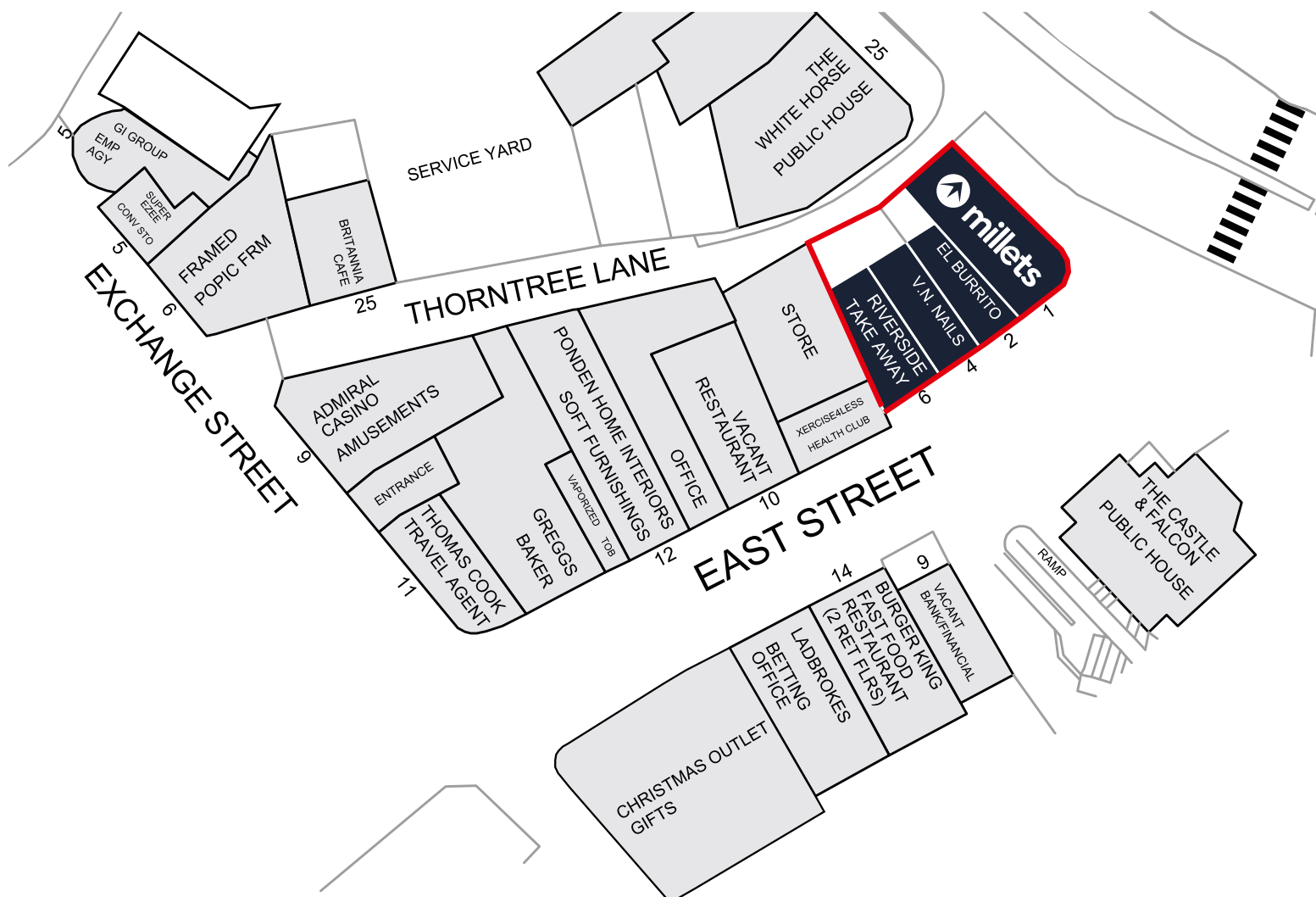
1-6 EAST STREET

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Derby, Derbyshire,
DE1 1AU

Local Occupiers Include





DESCRIPTION

Located within a parade of retail units with parking available, all the shops have ground floor sales areas with additional space on the upper floors.

- Busy pedestrianised location
- Close to the entrance of Int Derby and Derby Bus Station
- Local population of circa 250,000
- Popular and busy city
- 13 miles to the M1



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Total development



4

Retail units on site

RATEABLE VALUE

The government has extended a business rates holiday to all commercial premises with a Rateable Value under £51,000 for the 2020/21 tax year. Please contact the Local Authority for further information.

SERVICE CHARGE AND INSURANCE

The units participate in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

Energy Performance

Further information available upon request.

Planning

The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LOCATION

The properties are located in 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 Midland Travel, Greggs, Coral Bookmakers, Burger King 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.



LCP.
part of MCore



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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.