

## DERBY – UNIT A, 4 ALBION STREET

### PRIME UNIT TO LET OPPOSITE TK MAXX AND THE DISNEY STORE BUSY PEDESTRIANISED LOCATION



#### LOCATION

Derby is one of the UK's top 25 cities with a population of some 250,000 people and a travel-to-work population of 2.1 million. The city has a catchment population of 6 million within a one hour drive of the City.

The property is located in the heart of Derby City Centre on Albion Street, a very busy location, linking directly into the Intu Shopping Centre.

The premises are situated opposite **The Disney Store** and the newly opened **TK Maxx** and other nearby retailers include **Nationwide**, **Boots**, **Accessorize** and **Superdrug**.

#### THE PROPERTY

The premises are arranged over ground and first floor levels offering the following approximate dimensions and floor areas:

Internal Width	-	6.40 m	21' 00"
Depth	-	23.34 m	76' 07"
Ground Floor Sales	-	147.71 m <sup>2</sup>	1,590 sq.ft.
First Floor Ancillary	-	44.59 m <sup>2</sup>	480 sq.ft.

*NB: The unit can be combined with the adjacent property to create a new unit offering a ground floor of approximately 3,400 sq.ft. Plans and further information is available upon request.*

#### EPC

An EPC is available upon request.

#### COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

#### LEASE

The premises are available on a new lease for a term to be agreed.

Quoting terms upon application.

#### RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	<b>£37,750</b>
<b>UBR (2020/2021)</b>	-	<b>49.9p</b>

Rates payable may be subject to transitional relief and interested parties are advised to make their own enquiries to the Business Rates Department of Derby City Council - Tel: 01332 642 428

#### INSPECTION

Viewings can only be carried out with prior notice by contacting either:-

**Mark Cherry** [markcherry@sprrg.co.uk](mailto:markcherry@sprrg.co.uk) or  
**Harry Brown** [harrybrown@sprrg.co.uk](mailto:harrybrown@sprrg.co.uk)

**Tel: 020 7409 2100**

Or our joint agent, Tim Kenney of Kenneymoore  
Tel: 01244 345 600