

DERBY – UNIT A, 5 ALBION STREET

PRIME UNIT TO LET OPPOSITE TK MAXX 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 newly opened **TK Maxx** and other nearby retailers include **Nationwide**, **Boots**, **The Disney Store**, **Accessorize** and **Superdrug**.

THE PROPERTY

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

Ground Floor Sales	-	163.23 m ²	1,757 sq.ft.
First Floor Ancillary	-	44.22 m ²	476 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	-	£40,250
UBR (2020/2021)	-	49.9p

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 or
Harry Brown harrybrown@sprrg.co.uk

Tel: 020 7409 2100

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