

DERBY – 4 ALBION STREET

**PRIME UNIT TO LET ADJACENT TO NATIONWIDE AND OPPOSITE ACCESSORIZE
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 adjacent to Nationwide with other nearby retailers including **The Disney Store, Boots, Accessorize** and the newly opened **TK Maxx**.

THE PROPERTY

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

Ground Floor Sales	-	192.50 m ²	2,072 sq.ft.
First Floor Ancillary	-	83.24 m ²	896 sq.ft.

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	-	£47,500
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