

## DERBY – 1/3 ALBION STREET

### FULLY FITTED LARGE UNIT TO LET ADJACENT TO INTU DERBY AND OPPOSITE 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 close to **Nationwide** with other nearby retailers including **The Disney Store**, **Boots**, **Accessorize** and **TK Maxx**.

#### THE PROPERTY

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

Ground Floor Sales	-	665.0 m <sup>2</sup>	7,155 sq.ft.
First Floor Sales	-	196.5 m <sup>2</sup>	2,114 sq.ft.
First Floor Office	-	10.0 m <sup>2</sup>	107 sq.ft.
First Floor Staff	-	15.0 m <sup>2</sup>	161 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	-	<b>£126,000</b>
<b>UBR (2020/2021)</b>	-	<b>51.2p</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