



Everything from designer and mainstream shopping, East Street is in a busy city centre trading position

Total development
8,405 sq.ft
(781 sq.m)

1-6 EAST STREET
Derby, Derbyshire, DE1 2AU

LCP
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The Essentials

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

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.

Rent

All shops are available on a new full repairing and insuring lease, for a term of years to be agreed. Lease terms, rent and rates available on application. The property is elected for VAT. It is the incoming tenant's responsibility to verify business rates with the Local Authority prior to taking occupation.

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

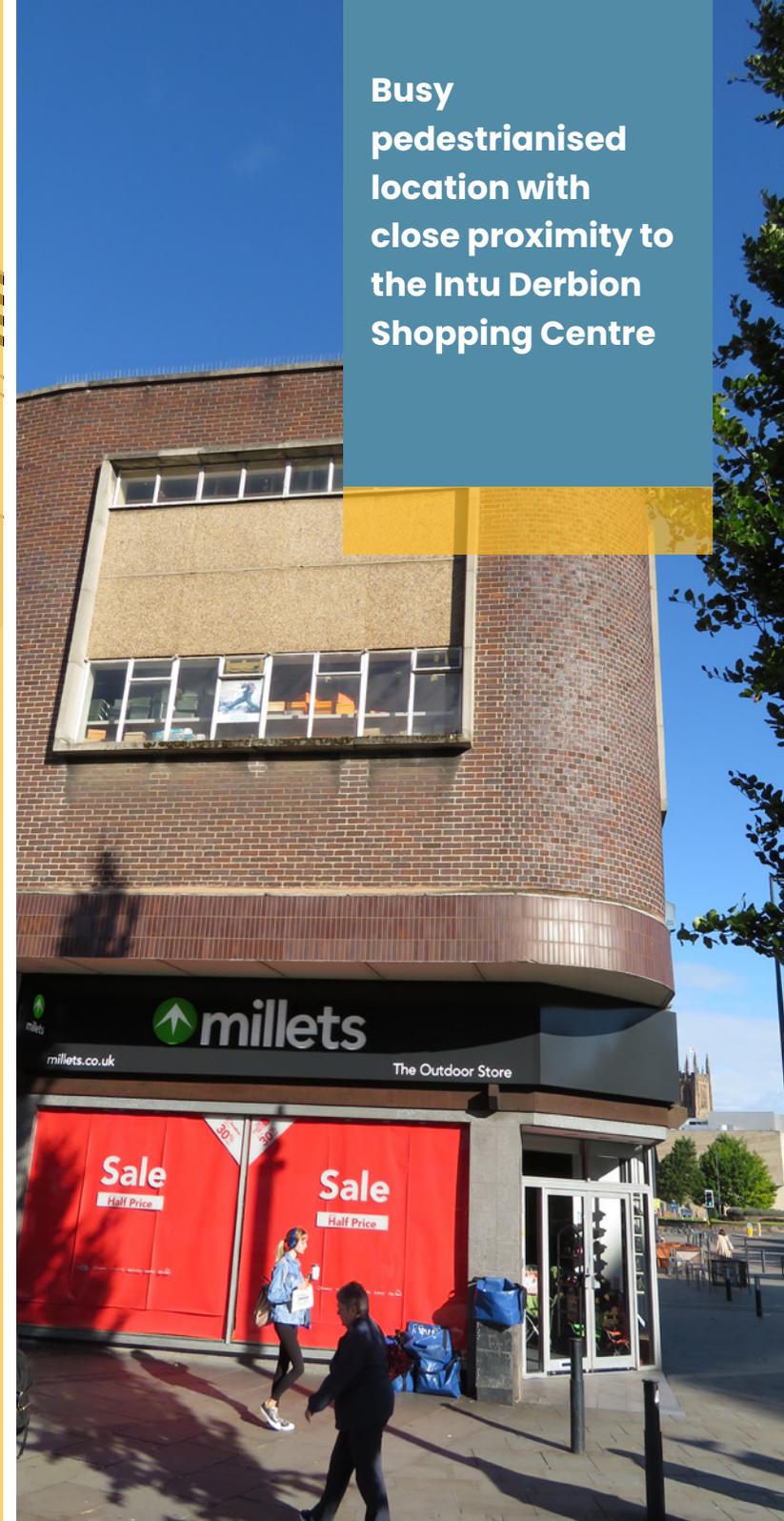
The premises now fall within Use Class E (Commercial Business & Service) which encompasses the historic use classes; A1, A2, A3, B1a, B1b, B1c, D1 and D2. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

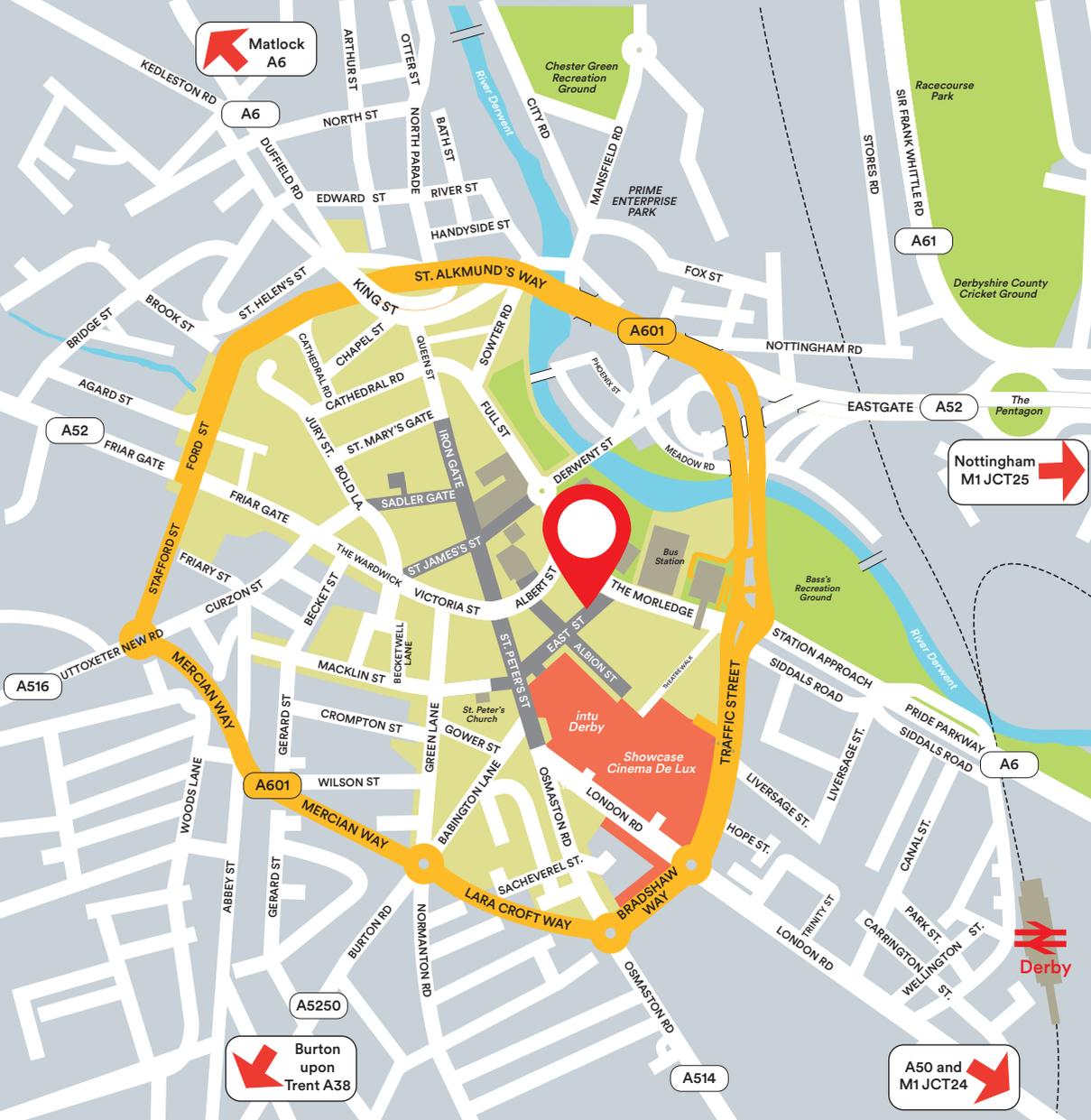




Busy pedestrianised location with close proximity to the Intu Derbion Shopping Centre

For details of any available "off-market" opportunities, please contact the Asset Manager.





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About the area

On the banks of the river Derwent lies Derby, inhabited since before the Roman conquest of 55BC.

Derby only really put itself on the map during the 18th century when some of the Industrial Revolution's first important innovations came about there: the first water-mill for the spinning of silk, as well as the first cotton spinning machine.

Pioneering industrialists such as Richard Arkwright and Jedediah Strutt were based in Derby at this time. The town was paid a visit by Bonnie Prince Charlie on his journey south to wrest the crown from the English monarchy in 1745.

In more recent times the city has built a reputation for engineering excellence, being home to Rolls Royce and Toyota works.

Derby has several landmarks, from Derby Cathedral, which boasts Britain's second highest steeple, to the Derby Industrial Museum, which showcases the city's working past.

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.

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