



TO LET

M

49 HIGH STREET

High Chellaston
49-65 High Street, Derby
Derbyshire, DE73 6TB

Occupiers Include:

Premier
Amazing Value Locally

CHINA GARDEN TAKEAWAY
BAY LEAF RESTAURANT

HIGH CHELLASTON

49 HIGH STREET

LOCATION

A parade of local and convenience retail units on Chellaston High Street with residential above and parking to the front elevation.

DESCRIPTION

The subject property is located adjacent to Whelan's Hairdressing & benefits from free customer parking to the front.

UNIT SIZE

Total Area: 718 sq.ft (66.7 sq.m).

RENT

£17,000 per annum exclusive of VAT, business rates, service charge and buildings insurance.

BUSINESS RATES

Rateable Value: £13,500. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £2,015.92 + VAT.
Insurance: Approx £203.08 + VAT.

ENERGY PERFORMANCE

Rating: C:73. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



17

Retail Units On-Site



13,676 sq.ft

Total Area



What Three Words
stopped.level.mixing

HIGH CHELLASTON

SITE PLAN



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Viewing
Strictly via prior appointment



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