

# TO LET

## Use Class E Unit

56 St Thomas Road, Derby, DE23 8SU



- Ground floor shop premises in Normanton.
- Total Net Internal Area **88.3 sq.m. / 950 sq.ft.**
- Retail sales, store rooms, kitchenette and WC.
- Suitable for a variety of uses (subject to planning permission).
- Busy main road position.

**RENT: £11,500 P.A.X.**

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200232

## Location

Normanton is a popular suburb some 2 miles south of Derby city centre with a population of 20,000 persons (2021 census).

Road communications are good, the suburb is situated between the inner ring road (A601) and the outer ring road (A511) the latter providing a connection to the A38 trunk road at Kingsway and the A6 (A50) trunk road at Raynesway.

St Thomas Road is a main spine road in the suburb and connects to the principal thoroughfare Pear Tree Road to the north and to the outer ring road to the south.

The Subject is situated on the north side of St Thomas Road at the crossroads with Portland Street.

## Description

The property comprises a self-contained single storey ground floor retail shop with a glazed return retail frontage forming part of a larger two-storey building with brick elevations beneath a pitched slate roof.

Internally the unit provides open plan retail sales with a store room, WC and kitchenette.



The specification includes laminate floors, painted plaster walls, suspended ceilings and artificial lighting.



## Services

Mains electricity, water and drainage appear to be connected to the property. We have not tested the services. If a letting the tenant is to be responsible for all utilities used by the property.

## Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition (2018) and report according to the basis of Net Internal Area (NIA):

| Description                     | sq mtrs     | sq ft      |
|---------------------------------|-------------|------------|
| Zone A                          | 42.9        | 461        |
| Zone B                          | 18.3        | 197        |
| Kitchen                         | 14.0        | 151        |
| Store                           | 5.9         | 64         |
| WC                              | 0.0         | 0          |
| Rear Stores                     | 7.2         | 77         |
| <b>Total Net Internal Area:</b> | <b>88.3</b> | <b>950</b> |

## Rent

**£11,500 per annum exclusive (P.A.X.)**

**Rent Deposit**

A deposit may be required, subject to status.

**VAT**

We are advised that VAT is not applicable.

**Rates**

The property has a rateable value of £12,250 in the 2023 rating list (Source: VOA).

**Tenure**

The premises are available on new effective full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

**EPC**

The property has an EPC of C-71 valid until 11<sup>th</sup> April 2034.

**Legal Costs**

Each party is to be responsible for their own legal costs in connection with the transaction.

**Viewing**

Viewing is strictly via appointment with sole agent:

**David Brown Commercial**

**Tel: 01332 200 232**

**email: [info@davidbrownproperty.com](mailto:info@davidbrownproperty.com)**



**IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES**

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.