

TO LET

Prominent city centre use class E unit

11 Morledge, Derby, DE1 2AW



- Prominent city centre unit over ground, first, second and loft floors.
- Suitable for use class E use.
- May be suitable for other uses (subject to planning).
- Busy City Centre throughfare opposite bus station.
- Available immediately on new lease terms.

£16,000 P.A.X.

01332
200232

Location

Morledge is a busy thoroughfare within Derby City Centre, dominated by the presence of the City's main bus terminal on the north side. The unit is situated on the south side, an area largely populated by hot food takeaways and public houses.

Description

The property comprises a traditionally constructed, three-storey building with timber retail frontage.

The ground floor is a retail unit of rectangular configuration, with rear stores and WC benefiting from security shutter. The upper floors are accessed via an internal staircase and provide front and rear rooms on each floor level, having been used for basic storage purposes.

Services

We understand that electricity, water and drainage are connected to the property.

Accommodation

Description	sq mtrs	sq ft
Ground Floor Retail	88.4	952
First Floor	27.3	294
Second Floor	25.6	276
Loft	7.4	70
Total Net Internal Area:	148.7	1,601

Lease Terms

The premises are offered by way of a new full repairing and insuring (FRI) lease for a term to be agreed by the parties subject to rent reviews where appropriate.

Rental

£16,000 per annum exclusive of all other outgoings.

Rates

The property has a ratable value of £7,800 according to the 2023 ratings list. If eligible, occupiers would benefit from 100% small business rates relief.

Rent Deposit

A rent deposit may be required subject to status.

Legal Costs

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

EPC

In preparation.

VAT

VAT is not applicable.

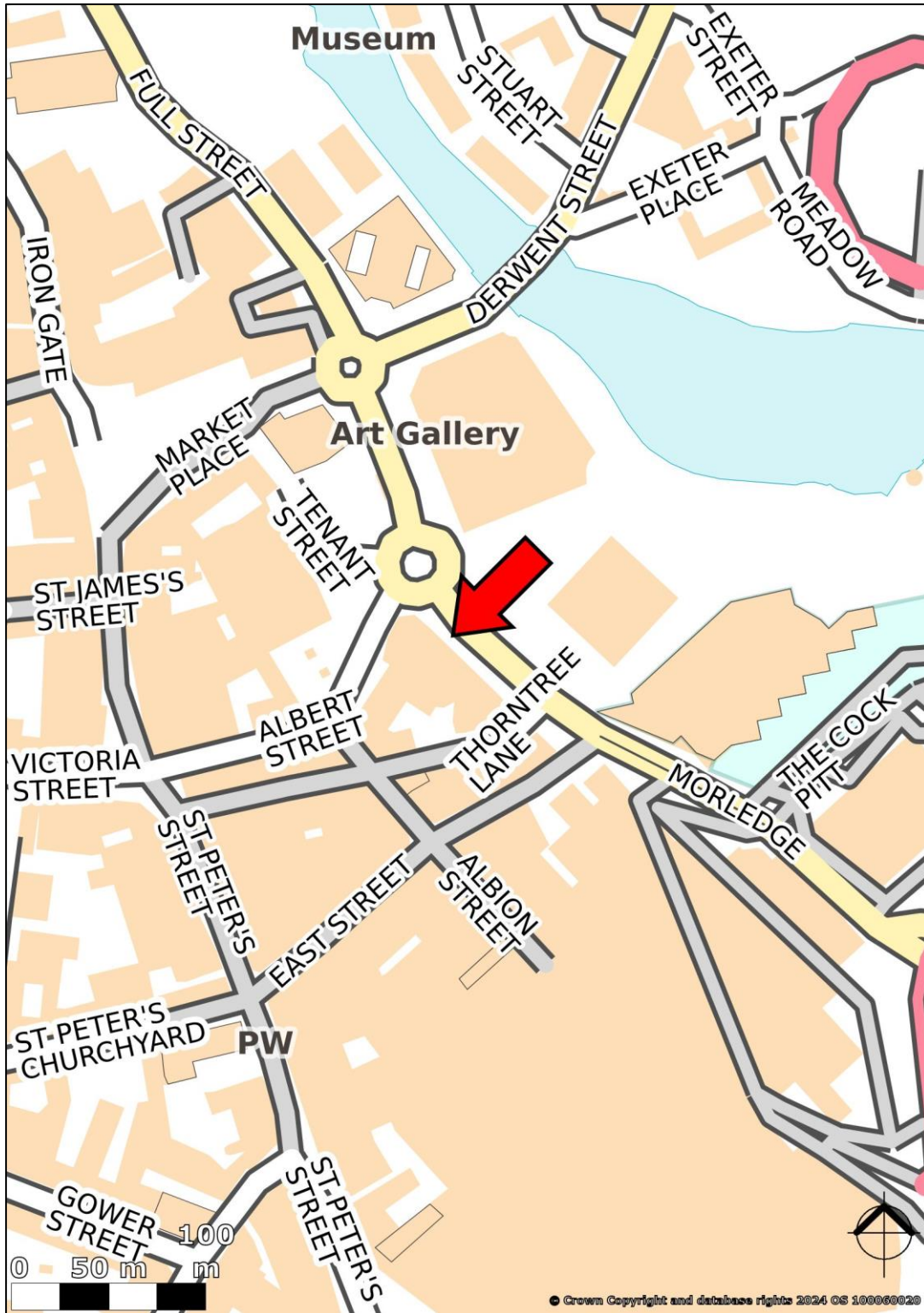
Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

Email: enquiries@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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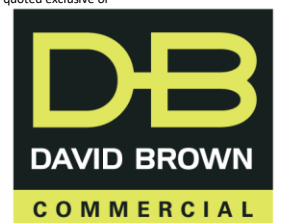
We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the opportunity.

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