

## To Let

# Ground Floor Lock-up Shop Premises

**Sales Area 1,278 sq ft (119 sq m) plus ancillary**

7 Shardlow Road, Alvaston, Derby, DE24 0JG



- Located in an established neighbourhood shopping centre
- Free customer car parking immediately in front of the premises
- Large open plan sales area
- Ancillary storage and WC to the rear
- Suit variety of uses – subject to Landlord and planning consent

01332 295555    [raybouldandsons.co.uk](http://raybouldandsons.co.uk)

## Location

Alvaston is a popular residential suburb located 3 miles to the east of Derby's City Centre with a resident population of 16,255.

The shopping facilities are centered on both sides of Shardlow Road/London Road (A6) which runs from its junction with the A50 trunk road into Derby City Centre.

Nearby occupiers include: William Hill, Boots, Boylesports, Mind Charity, Birds Confectioners, Domino's Pizza and a Sub Post Office.

Other major occupiers represented in nearby include Tesco Express, Iceland, White Cross Vets and Subway.

A number of regional and independent businesses are also represented.

## The Premises

The premises comprise a ground floor lock up sales shop with a flush fronted display window facing onto the pedestrian walkway and free customer car park.

To the rear of the sales area there is an open plan storeroom together with a single WC facility.

The premises were previously occupied by Vivid Ink Tattoo Parlour and would be suitable for a variety of retail, or other uses, subject to Landlord's consent and any necessary planning permission.

## Accommodation

The premises have been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

### Sales Area

Net Display Frontage	18'10"	( 5.74 m)
Shop Depth	60'9"	(18.52 m)
Maximum Internal width	21'5"	( 6.54 m)

**Sales Net Internal Area** 1,278 sq ft (119 sq m)

**Storeroom/Ancillary** 368 sq ft (34 sq m)

WC

**Total Net Internal Area** 1,648 sq ft (153 sq m)

Measurements and floor areas are provided for guidance only and should not be relied upon by interested parties.

## Services

Mains electricity, water and drainage services are available and connected.

## Non-Domestic Rates

We have established from the Valuation Office website that the premises are assessed for Non Domestic Rates as follows:

Shop and Premises Rateable value: £21,750

The current multiplier is 0.499.

All rating information should be verified with the Rating Department at Derby City Council who can be reached on 01332 293111.

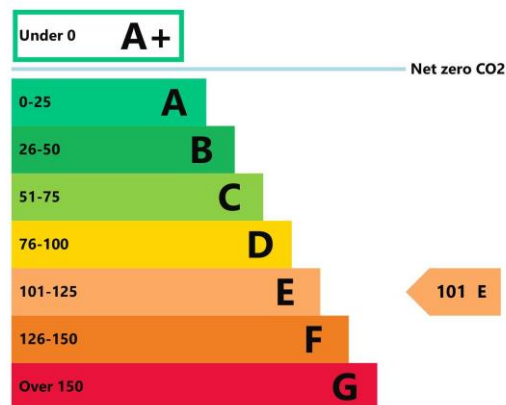
## Town & Country Planning

We believe that the premises have the benefit of a permitted use falling within Class E of the Town & Country (Use Classes) Order 2020.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their specific use of the building.

## Energy Performance Certificate (EPC)

The premises have an Energy Performance rating as follows:



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Terms

The premises are available to let by way of a new lease for a term of years to be agreed.

The lease will be drawn on a full repairing and insuring basis and will incorporate regular rent reviews as and where appropriate.

## Rent

£19,950 per annum exclusive

## Value Added Tax

Value added tax is payable on the rent and any service charge costs.

## Identity checks

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

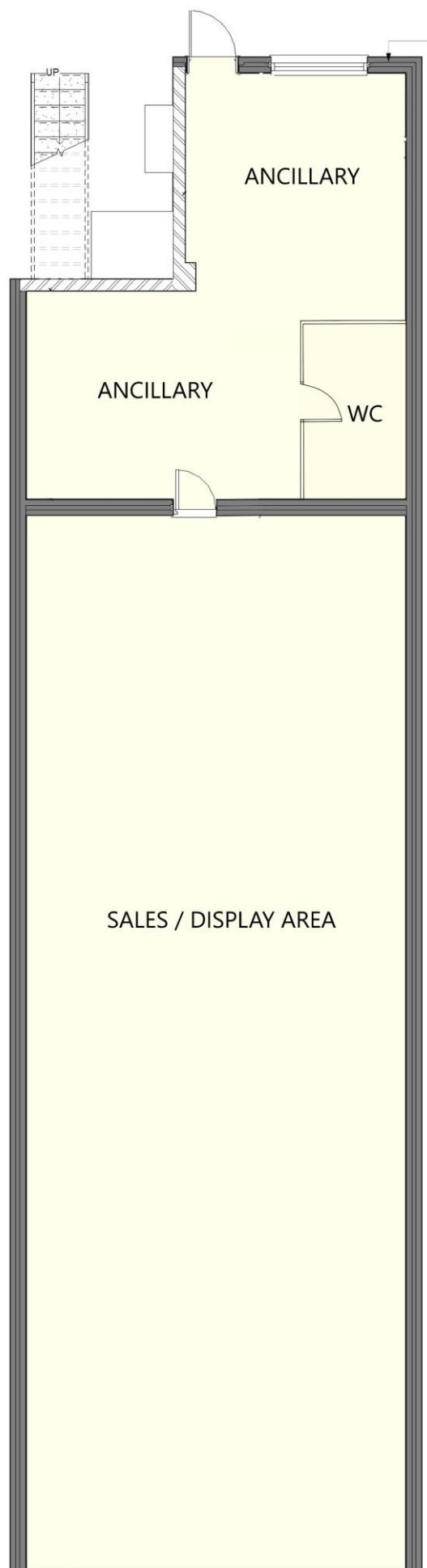
## More Information and Viewing Arrangements

For more information and/or to arrange an inspection of the premises, please contact the sole letting agents, Raybould & Sons.

Contact: Martin Langsdale

Email: [martin@raybouldandsons.co.uk](mailto:martin@raybouldandsons.co.uk)

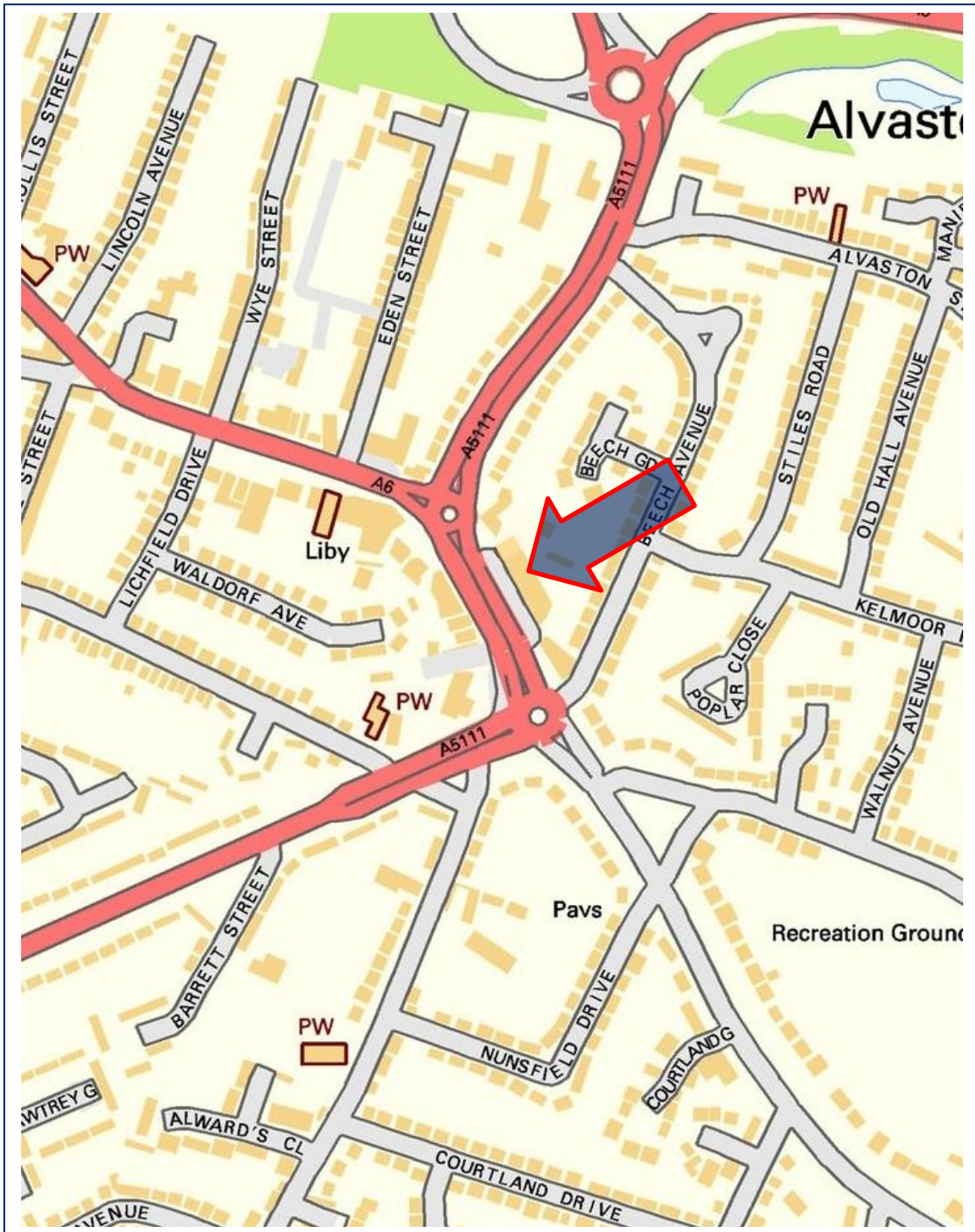
Tel: 01332 295555



*Subject to contract and availability*

Indicative Layout – Not to Scale





Misrepresentation Act 1991

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