

To Let

Very Prominent Showroom/Office/Retail Unit

1,422 sq ft (132 sq m) Gross Internal Area

25 Queen Street, Derby, DE1 3DS



- One of the most prominent shop/offices in Derby City Centre on the Inner Ring Road
- A two minute walk from retail heart of the Cathedral Quarter
- Close to Derby landmark - Derby Cathedral
- Next to AGA shop and opposite Leonardo Hotel (213 Rooms)

01332 295555 raybouldandsons.co.uk

Location

The subject property occupies a highly visible and prominent position located next to the Aga shop on Queen Street, at its junction with King Street (A6) with direct access off the inner ring road within the Cathedral Quarter, and opposite the Leonardo Hotel.

Also close to the retail heart of the "Cathedral Quarter" and many car parks close by.

The Premises

The premises comprise a single storey modern shop/showroom/office with new aluminum framed shop front and car park to rear for four cars and loading access.

Accommodation

The property has a gross internal area of 132 sq m (1,422 sq ft) and net internal area of 126 sq m (1,356 sq ft).

The property benefits from;

- Suspended ceilings and fluorescent lighting.
- Perimeter and dado trunking for power, telephone and data.
- Electric storage heating.
- Kitchen, two toilets, offices to rear.

Non-Domestic Rates

Having accessed the online Rating List entry, we note that the premises have been assessed as follows:

Rateable value: £9,100

You may be eligible for Small Business Rates Relief.

Small Business Rate Relief

You can get small business rate relief if:

- your property's rateable value is less than £15,000; and:
- your business only uses one property - you may still be able to get relief if you use more

Interested parties should make their own enquiries of Derby City Council Non-Domestic Rates Department, (business.rates@derby.gcsx.gov.uk), in order to confirm that this reflects the current position and to determine the actual rates liability.

Town & Country Planning

We believe that the premises have the benefit of a permitted use falling within Class E1.

Hot food takeaway will not be permitted.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position.

Energy Performance Certificate

Available on request.

Terms

The premises are available to let by way of a new lease drawn on a full repairing and insuring basis and for a term of years to be agreed.

Rent

£19,000 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

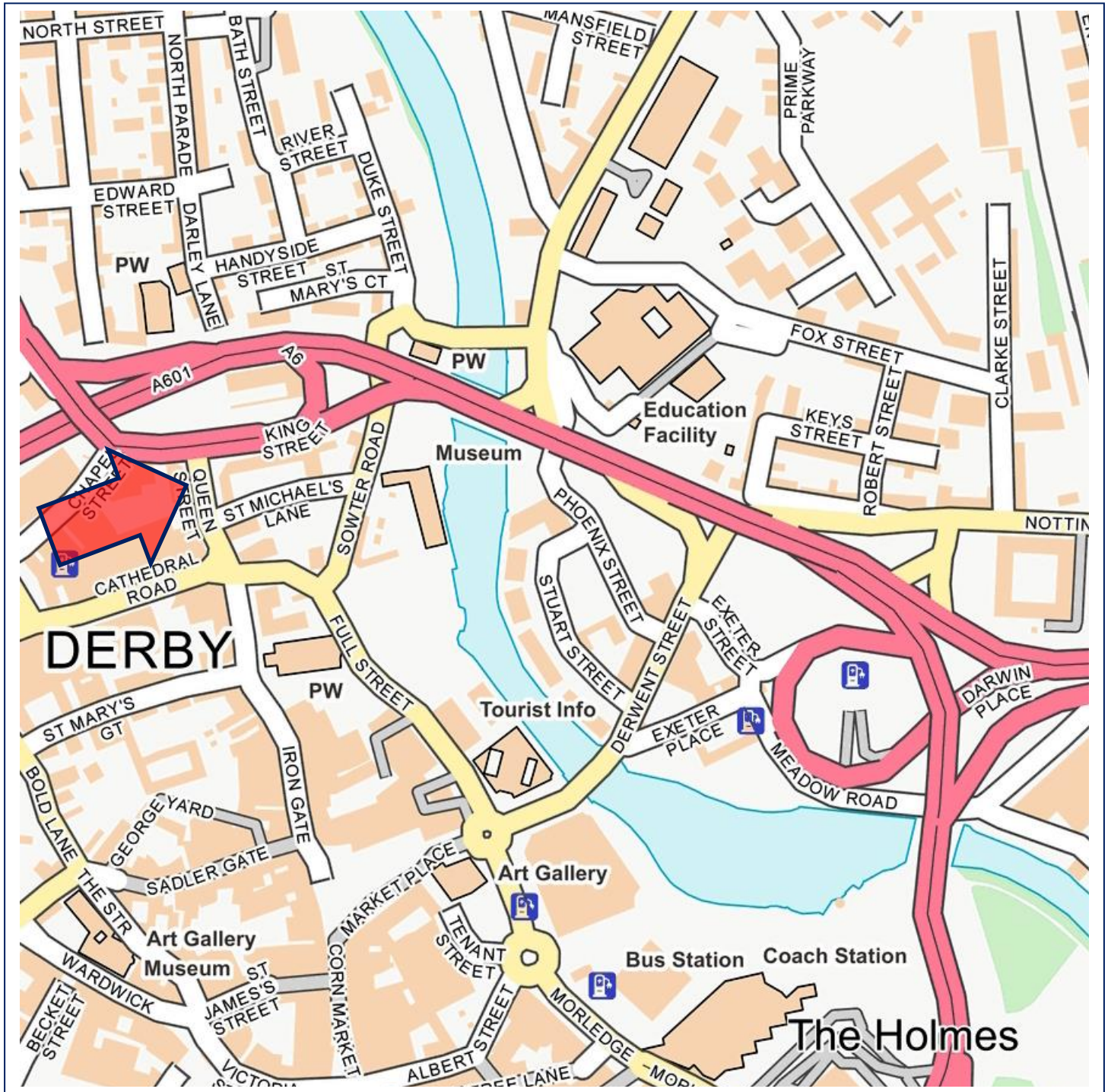
For more information and/or to arrange an inspection of the premises, please contact the sole letting agents, Raybould & Sons.

Contact: Trevor Raybould

Email: trevor@raybouldandsons.co.uk

Tel: 01332 295555





Misrepresentation Act 1991

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