

# TO LET

## City Centre Retail Unit

Unit 5, Osnabrück Square, Derby, DE1 2DS



- City Centre retail premises of 111.5 sq. mtrs. / 1,202 sq. ft.
- Ground and first floor accommodation.
- Prominent location near to multiple retailers including Primark and the newly refurbished Guildhall Market.
- Located within the Cathedral Quarter Business Improvement District.
- Available from March 2025.

**NEW LEASE: £16,500 P.A.X.**

## Location

The premises are located fronting Osnabrück Square and occupy a prominent trading position at the side of the entrance to the Derby Market Hall which is a Grade II listed landmark building that is currently being transformed into a contemporary and vibrant destination intended to attract visitors from the region and beyond.

According to Derby City Council: *“Linking Derbion and St Peter’s Quarter to the Cathedral Quarter and Becketwell, the transformed Market Hall will bring together the best of the region’s independent shopping, eating, drinking and entertainment.”*

Further information is available at:

[www.derby.gov.uk/business/derby-market-hall-about/](http://www.derby.gov.uk/business/derby-market-hall-about/)



Derby Market Hall

## Description

The property comprises ground floor sales area having an internal width of 9.8 metres and a depth of 7.8 metres, providing open plan accommodation extending to 62.5 square metres (672 square feet), suitable for a wide variety of retail or business purposes.

The first-floor ancillary accommodation offers 49 square metres of space which is suitable for storage or office accommodation.

The property benefits from rear access providing servicing facilities via Albert Street.

## Services

It is understood that mains water, electricity and drainage services are connected to the property.

## Rates

The premises have a Rateable Value of £9,400 and therefore potentially qualify for 100% Small Business Rates Relief.

## Schedule of Accommodation

<u>Floor</u>	<u>Description</u>	<u>sq mtrs</u>	<u>sq ft</u>
Ground	Retail area	62.5	672
First	Stores/offices	49.0	530
<b>Total Net Internal Area:</b>		<b>111.5</b>	<b>1,202</b>

## Tenure

The premises are available to let by way of a new, effectively full repairing and insuring lease, for a negotiable term, subject to periodic upward only rent reviews.

## Rental

£16,500 per annum exclusive of rates and all other outgoings.

## Legal Costs

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

## VAT

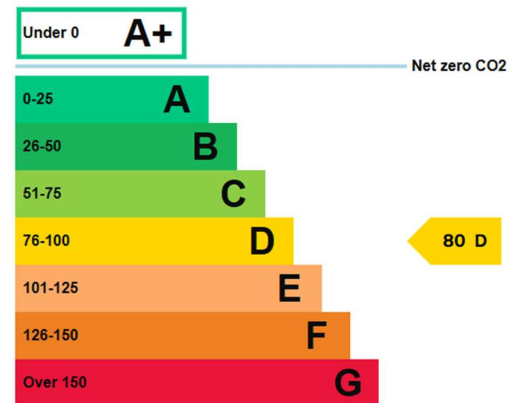
VAT is payable on the rental.

## EPC

The property has a valid Energy Performance Certificate through until March 2033:

## Energy rating and score

This property's energy rating is D.



## Viewing

Viewing is strictly via appointment with sole agents;

## David Brown Commercial

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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.

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