

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/



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
Total Net Internal Area:		111.5	1,202

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.

Connected Party

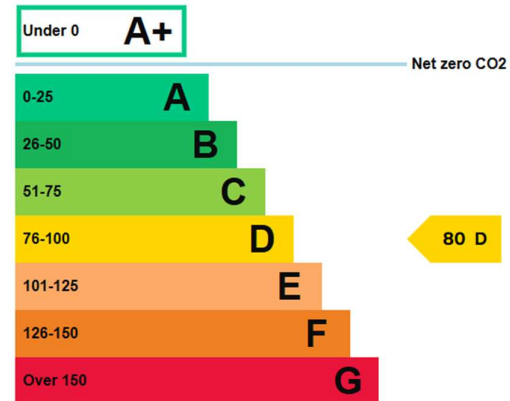
Potential tenants are advised that the landlord is a connected party to David Brown Commercial for the purposes of the Estate Agents Act.

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

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 earliest opportunity.