

**\*\*FULLY REFURBISHED SHOP\*\***

# SHOP TO LET

Unit 35 Park Farm Shopping Centre  
Allestree, Derby  
DE22 2QN



## LOCATION

Park Farm Shopping Centre provides the principle retailing destination for Allestree, a large residential suburb approximately 1 mile north of the City Centre of Derby and is located close to the main University of Derby campus on Kedleston Road.

## DESCRIPTION

Park Farm totals approximately 15,330 sq. m (165,000 sq.ft) of retail space with anchor tenants such as **Co-op, Boots, Costa Coffee, Farmfoods, Savers**, plus a local **Post Office**. The subject property has recently been white boxed and is ready for immediate occupation.

## ACCOMODATION

The premises comprise of the following approximate floor area:

**Ground Floor:** 69 sq m                      740 sq ft

## TENURE

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

## EPC

C 72. A copy of the EPC is available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## RENT

**£19,000 + VAT**

## SERVICE CHARGE

There is an annual service charge of **£2,486 + VAT**

## INSURANCE

There is an annual insurance premium of **£493 + VAT**.

## RATEABLE VALUE

Rateable Value - **£14,250**

Qualifying businesses can benefit from up to 75% retail rates relief until 31<sup>st</sup> March 2025. This information is for guidance purposes only.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## VIEWINGS

Strictly by appointment with Creative Retail or our joint agents Innes England on 01332 362244.

## SUBJECT TO CONTRACT

  
**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

0121 400 0407

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

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