

SHOP TO LET

Unit 51 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**.

ACCOMODATION

The premises comprise of the following approximate floor area:

Ground Floor:	158.00 sq m	1,701 sq ft
First Floor:	76.70 sq m	825 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

E 120. A copy of the EPC is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RENT

£19,300 + VAT

SERVICE CHARGE

There is an annual service charge of **£8,493 + VAT**

INSURANCE

There is an annual insurance premium of **£1,683 + VAT**.

RATEABLE VALUE

Rateable Value - **£24,250**

Qualifying businesses can benefit from up to 75% retail rates relief up until 31st 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

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For more information, please contact:

Guy Sankey

Tel: 07415 408196

Email: guy@creative-retail.co.uk

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