

FOR SALE / TO LET

Unit 13a 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. 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 is suitable for a wide variety of uses including potential redevelopment subject to planning permission.

ACCOMODATION

The premises comprise a self-contained former gym and fitness centre arranged over the following areas:

Ground Floor:	217.39 sq m	2,340 sq ft
Basement:	182.37 sq m	1,963 sq ft
First Floor:	181.72 sq m	1,956 sq ft
Second Floor:	184.78 sq m	1,989 sq ft
Total:	766.27 sq m	8,248 sq ft

TENURE

Freehold or Leasehold

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PRICE / RENT

On Application

SERVICE CHARGE

There is an annual service charge of **£11,298 + VAT**

INSURANCE

There is an annual insurance premium of **£5,018 + VAT.**

RATEABLE VALUE

Rateable Value - **£22,500**

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

AVAILABILITY

The property will be available from **01st November 2024.**

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

SUBJECT TO VACANT POSSESSION


CREATIVE RETAIL
PROPERTY CONSULTANTS

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www.creative-retail.co.uk

