

TO LET

Ground Floor and Basement 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 leisure, retail, offices, clinic, day nursery and more.

ACCOMODATION

The premises will comprise a self-contained ground and basement unit. The upper floors are undergoing residential conversion.

Ground Floor:	217.39 sq m	2,340 sq ft
Basement:	182.37 sq m	1,963 sq ft
Total:	499.76 sq m	4,303 sq ft

TENURE

Leasehold.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PRICE / RENT

£35,000 + VAT

SERVICE CHARGE

Annual service charge of **£7,313 + VAT**

INSURANCE

Annual insurance premium of approx. **£3,250 + VAT**.

RATEABLE VALUE

Rateable Value - **£22,500** (whole) the RV would be reassessed upon separation of the upper floors.

Qualifying businesses can benefit from 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

SUBJECT TO VACANT POSSESSION


CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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