

DERBY • 4-5 THE SPOT • LONDON ROAD • DE1 2NZ



LOCATION

Derby is a historic city in Derbyshire located approximately 15 miles West of Nottingham and 11 miles North East of Burton upon Trent. The city has a resident population of 248,700 (Census, 2011), with access to approximately 1.7 million within a 45 minute drive.

Derby has a strong retail offer and the subject property occupies a prominent corner position on the London Road, a busy pitch directly opposite the London Road entrance to the towns prime 1.3 million sq ft shopping centre, **Intu Derby**.

Nearby occupiers include **COSMO**, **Wilko**, **Poundland**, **Shoezone**, **Heavenly Desserts**, **Argos** and **W H Smith**. **Pure Gym** is also located nearby.

There are numerous bus stops on the London Road and neighbouring Osmaston Road, as well as a taxi rank directly opposite the premises and a number of parking options nearby, such as the 1,800 space Intu Derby centre car park.

TERMS

The unit is available by way of new effective full repairing and insuring lease. Rent on application.

ACCOMODATION

The property has the following net internal floor areas:

Ground Floor Sales | 2,098 sq ft (195 sq m)

*Subject to onsite verification

Additional upper floors may also be available. Further details are available on request.

RATING

The premises will require re-assessing for ratings purposes.

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC is available on request – interested parties are advised contact the letting agents for a copy of the certificate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

We understand the property is not elected for VAT.

VIEWINGS

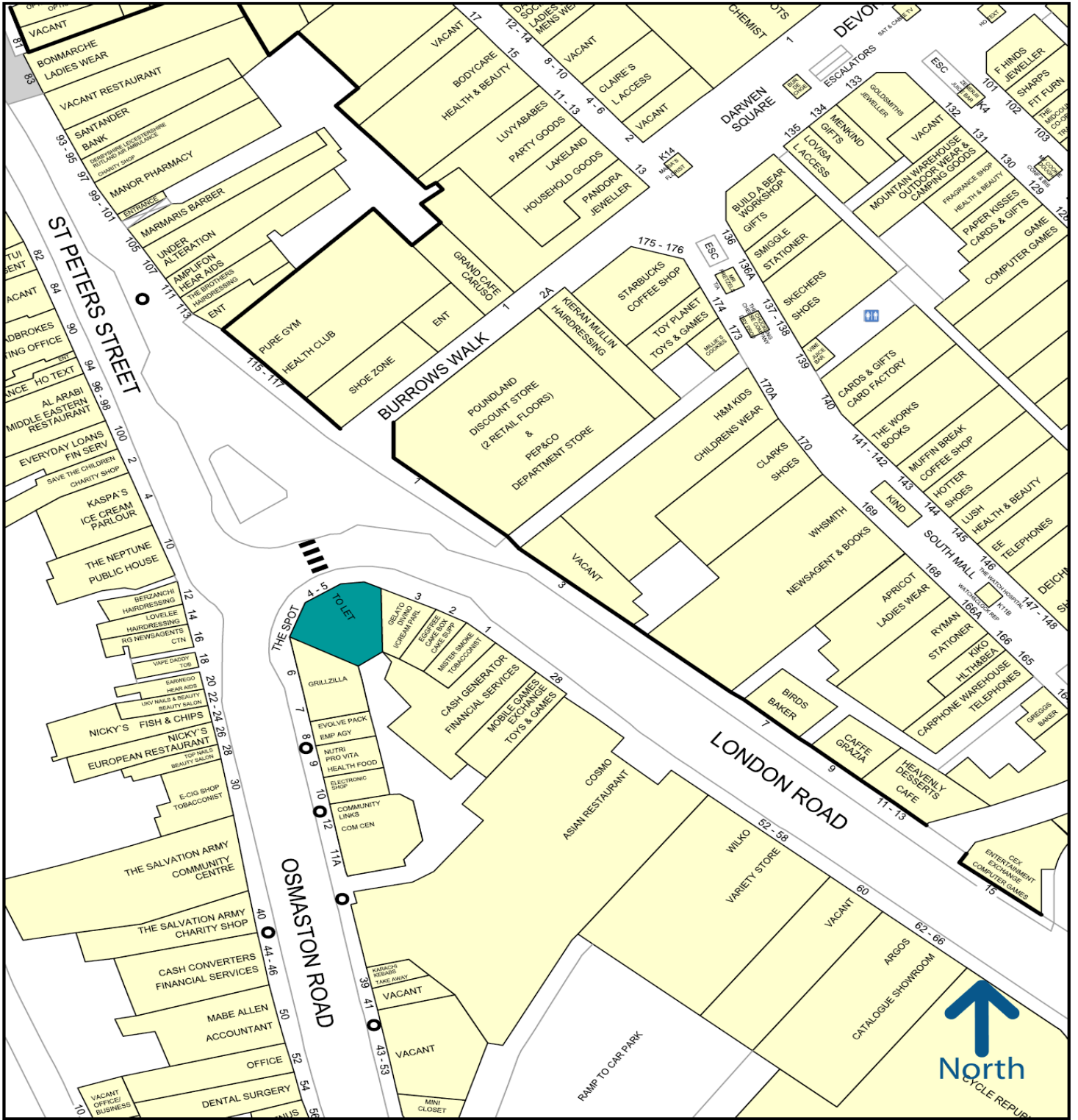
Strictly via prior appointment through the letting agents:
Rawstron Johnson – 0113 450 7000

email anthony@rj-ltd.co.uk or lawrence@rj-ltd.co.uk

or our joint agents Gadsby Nichols 01332 290 390

SUBJECT TO CONTRACT

PROMINENT SHOP TO LET



Experian Goad Plan Created: 27/08/2020
Created By: Rawstron Johnson



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