



Ground Floor, 345 Duffield Road, Derby, Derbyshire, DE22 2DG

GROUND FLOOR RETAIL PREMISES

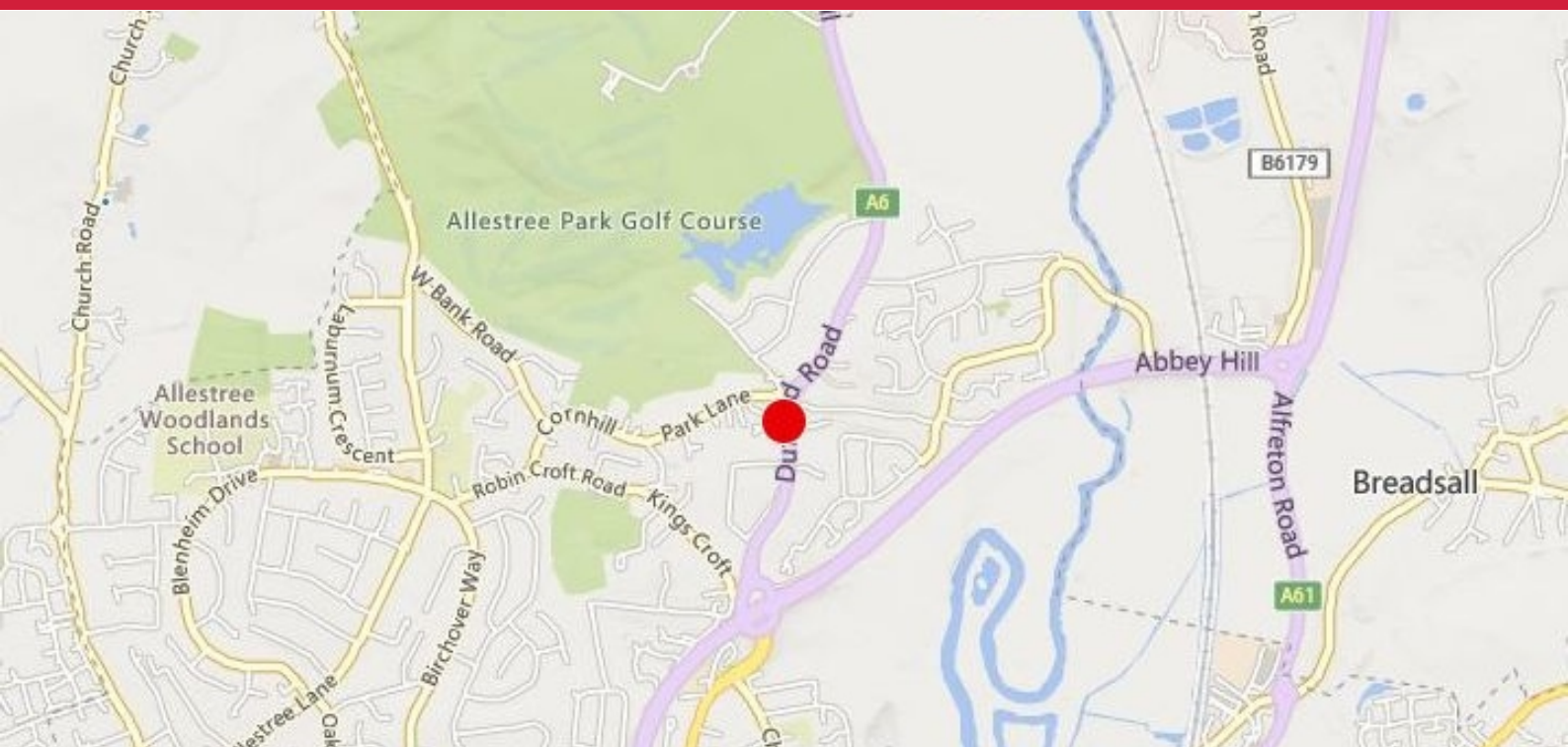
TO LET - Well Located Ground Retail/Showroom Premises Within An Affluent Area.

- Offering approximately 1,145 sq. ft. / 106 sq. m of retail/showroom accommodation (NIA).
- Rent £21,000 per annum exclusive.
- Suitable for a variety of uses subject to the necessary planning consents.
- Located within an affluent area fronting the A6 (Duffield Road).



CONTACT

Cameron Godfrey
01332 292825
c.godfrey@bbandj.co.uk



Location

Allestree comprises a popular suburban area approximately 3 miles to the north of Derby City Centre with the main retailing provision of the borough being centred around the Park Farm shopping Centre, Blenheim Drive and Duffield Road (of which the property is located).

The area is well represented by a plethora of independent retail traders serving both the immediate area and wider catchment to the north of the city with easy access to the A38 via Palm Court Island.

Description

The available accommodation comprises the ground floor of a two-story semi-detached mixed-use property constructed of traditional brick beneath a pitched tiled roof with a rear extension beneath a flat concrete roof.

Internally the accommodation provides high quality retail/showroom accommodation across two rooms, with additional office, WC and kitchen facilities located to the rear.

The general fitout is to a high standard with the main retail areas comprising a mixture of wooden/carpet flooring, painted plaster/exposed brick walls, a mixture of painted plaster/exposed timber beamed ceilings incorporating decorative lighting, single glazed timber framed windows and a pedestrian access door.

The rear extension element of the property has also been fit to a high standard, with wooden flooring, painted plaster walls and ceilings, spot lighting and UPVC double glazed windows.

Externally the accommodation also benefits from a small carpark with 2 parking spaces and a double garage or storage space.

Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS code of measuring practice (6th edition):

Total Net Internal Area: 1,145 sq ft / 106 sq m.

Planning

We understand that the property falls within use class E, but may be suitable for alternative uses subject to the necessary planning consents.

All planning information should be confirmed with the local authority.

Services

It is understood that all mains services are connected to the property.

Business Rates

The subject property is listed on the Valuation Office website as having a rateable value of £14,000.

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Price

The property is available to rent at £21,000 per annum exclusive.

Energy Performance

D (89)

VAT

It is our understanding that there is no VAT applicable to the subject property.

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly via appointment with sole agent BB&J Commercial.

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