

## 2A SWARKESTONE ROAD

Chellaston, Derby, DE73 6UF



### KEY FEATURES

- Rent: on Application
- 1,237 Sq Ft (114.92 Sq M)
- Former Co-Op food store
- Highly prominent corner pitch
- Next to Birds and Domino's Pizza
- Planning submitted to sub divide into 4 shops
- Available as a whole or separate units STP
- Suitable for a variety of high street uses

### OMEETO DERBYSHIRE

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## TO LET - NEIGHBOURHOOD RETAIL

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### LOCATION

Chellaston is a popular and desirable suburban village on the southern outskirts of Derby just 3.6 miles from Pride Park and 4.8 miles from Derby City Centre.

Situated at the corner of Swarkstone Road and High Street with surrounding occupiers to include Domino's, Birds Bakery, Lidl, Chellaston Community Centre, the Lawns Public House and an excellent range of neighbourhood centre shops and services.

There are bus stops outside and adjacent to the property providing regular services.

### DESCRIPTION

Former Co-Op convenience store. Prime position in neighbourhood centre next to Birds Bakery and Domino's.

Prominent corner unit can be let as a whole or may split. Planning currently submitted to sub divide into 5 new retail units as follows:

Unit 2a - 114.8 sq m (1,237 sq ft) - £27,500 p.a.

Unit 2b - 143.4 sq m (1,544 sq ft) - £34,000 p.a.

Unit 2c - 85.6 sq m (921 sq ft) UNDER OFFER

Expressions of interest for the units invited on a STP basis. To be constructed to a shell ready for occupier fit out.

Some staff parking to the rear with loading. Additional onsite pay and display or free street parking

### ACCOMMODATION

All areas have been taken from Architect plans and are currently provided on a Gross Internal Area basis. Measurements should be confirmed.

FLOOR	Sq Ft	Sq M
Shop 2a	1,237	114.92
<b>TOTAL</b>	<b>1,237</b>	<b>114.92</b>

### PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). By way of an application referenced 25/01301/FUL, planning has been submitted for sub division of the former Co-Op food store into 5 self continued retail units, but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

All mains services are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

### RATING

The property is to be separately assessed for rating purposes.

### TENURE

Shop to let by way of a new lease for a minimum term of 5 years.

### RENT

The premises is available to rent for on Application.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

### EPC

The existing building is currently assessed as B(47). A new EPC shall be commissioned for completion on the proposed units.

### VIEWING

Please check our data room for a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase, sans-serif font, centered within a dark red rounded square.

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

100062569

### PARTICULARS UPDATED

18-Feb-2026

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

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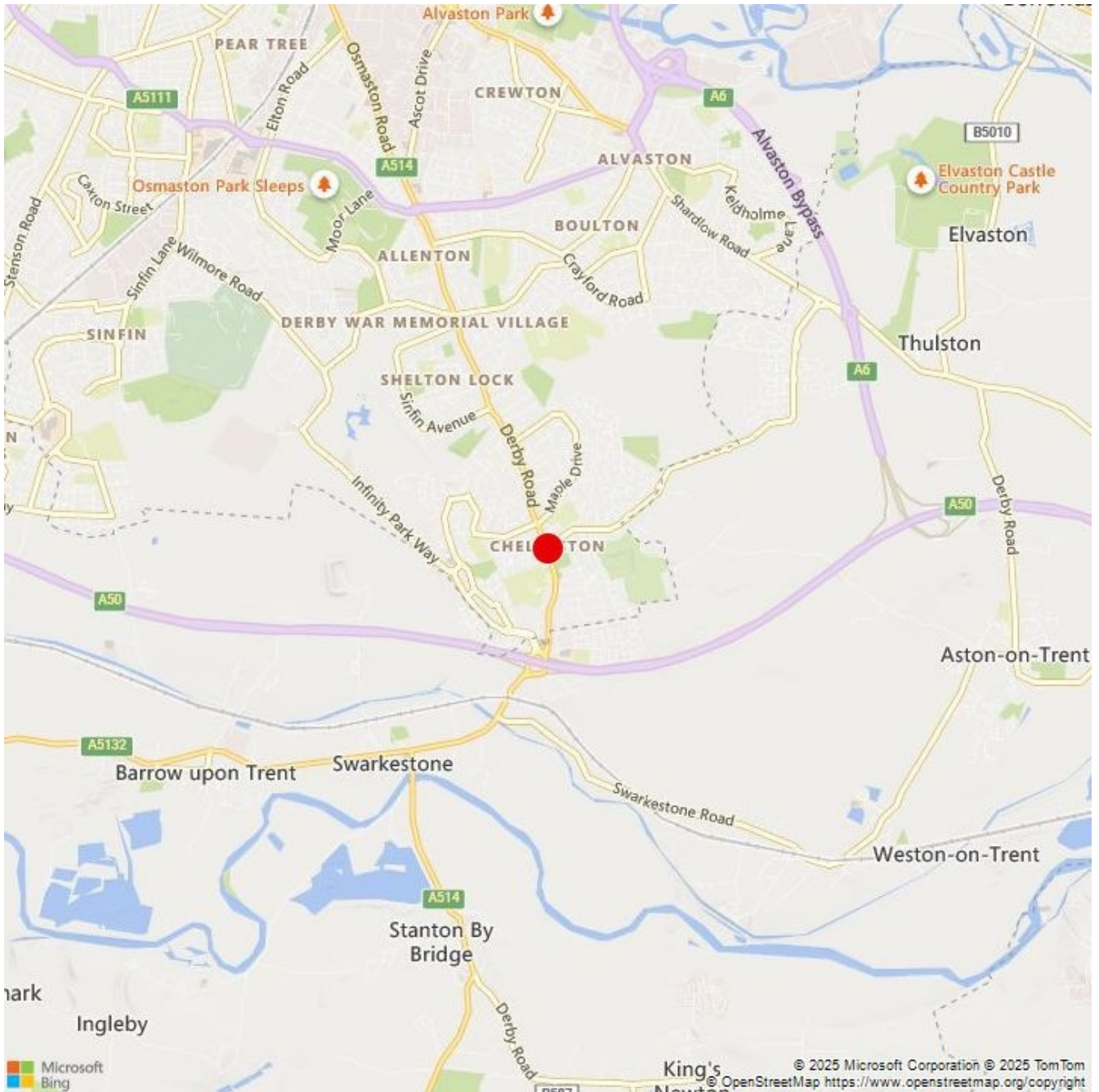
### IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.  
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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