



**TO LET**

# 10 BROWNING CIRCLE

DERBY, DERBYSHIRE DE23 8AR

86.95 sq m **(936 sq ft)**

Open-plan retail opportunity

- Rare retail opportunity in Derby
- Open-plan retail unit to let
- Large double frontage
- Good connectivity
- New lease available
- Available for a variety of uses



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



AVAILABLE  
NOW





10 BROWNING CIRCLE  
DERBY, DERBYSHIRE DE23 8AR

## LOCATION

Browning Circle sits in the Normanton Area of Derby, within a small flourishing retail parade in the heart of a local community.

The location boasts great transport links via bus to Derby City Centre and Peartree railway station is situated less than 1 mile away.

## DESCRIPTION

The premises consist of an open-plan sales area with painted/plastered walls, hard floor, suspended ceiling and Cat 2 lighting. The rear offers ample ancillary stores, W/C and staff welfare facilities.

Externally, there is ample on-street parking in the immediate vicinity.

## ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Sales Area	70.88	763
Ancillary	16.07	173
<b>TOTAL NIA</b>	<b>86.95</b>	<b>936</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

Further information can be provided upon request.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## BUSINESS RATES

Further information can be provided upon request.

## TENURE

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

## RENT

£15,000 per annum.

## VAT

VAT is not applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment  
with the sole agents.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. It such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.