

# SHOP TO LET

Unit 39, Park Farm Shopping Centre  
Allestree, Derby, DE22 2QQ

\*\*Subject to Vacant Possession\*\*



## Description

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 retail, leisure, offices, clinic, day nursery among others.

## Tenure

Leasehold

## Accommodation

The premises will comprise a self-contained ground floor shop.

Unit 39	Sq M	Sq Ft
Ground Floor	54.72	589

## Business Rates

**RV £13,500 (2026)**

Interested parties should make their own enquiries with the Local Billing Authority to confirm exact rates payable.

## Legal Costs

Each party to be responsible for their own costs.

## Rent

**£18,000 + VAT**

## Service Charge

**£2,401.62 + VAT**

## Insurance

**£317.29 + VAT**

## EPC

Available upon request.

## Security

Rent deposit equivalent to 3 months rent plus VAT to be held by the Landlord for the duration of the lease.

## Viewings

Strictly by prior appointment with the Joint Retained Agents Innes England or Creative Retail.

0121 400 0407  
creative-retail.co.uk

**Creative Retail**

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