

SHOP TO LET

Unit 41, 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

VAT

All costs are quoted exclusive of VAT.

Accommodation

The premises comprises a self-contained ground floor shop.

Unit 41	Sq M	Sq Ft
Ground Floor	49.42	532

VAT

All costs are quoted exclusive of VAT.

Business Rates

RV £12,250 (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

£19,000 + VAT per annum

Service Charge

£2,312.34 + VAT per annum

Insurance

£305.46 + VAT per annum

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.

0121 400 0407
creative-retail.co.uk

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