

# Sampson Moore

PROPERTY INVESTMENT CONSULTANTS

## PRIME RETAIL UNIT TO LET

1337 sq ft approx. total area

58 DERBY ROAD

STAPLEFORD, NOTTINGHAM NG9 7AB



**RENT: £18,500 pa**

- 1033 sq ft sales plus 304 sq ft ancillary.
- Prime position in centre of suburban High Street.
- Near to Card Factory, Sense, Poundstretcher and Iceland.
- New Pencil Works development opposite will strengthen pitch (open late 2026).
- Occupation available subject to surrender of current tenant Ladbrokes (already closed).

Botts Green Hall · Coleshill · Birmingham B46 2NZ

Tel: 01675 481858 · Mobile: 07711 718516

e mail: [srsmoore@sampsonmoore.co.uk](mailto:srsmoore@sampsonmoore.co.uk) · web: [www.sampsonmoore.co.uk](http://www.sampsonmoore.co.uk)

## LOCATION

The property is located on the north-western side of Derby Street in the central part of the retail pitch close to Card Factory, Sense, Poundstretcher, Iceland and Greggs. The Pencil Works development opposite will comprise retail/food units on the ground floor and office and artist space on the upper floors.

## DESCRIPTION

The property comprises a retail unit on ground and first floor. Ancillary accommodation and staff WC are located on the first floor. Further customer WCs are situated towards the rear of the ground floor as installed by the previous tenant. These can be retained if necessary or removed according to requirements. Fire escape access is available to the side street behind.

## ACCOMMODATION

Internal width	19ft 3 in		
Depth	56ft 10in		
		<b>sq ft</b>	<b>sq m</b>
<b>Ground floor</b>			
Zone A		385	35.8
Zone B		385	35.8
Zone C		<u>263</u>	<u>24.4</u>
Total		1,033	96.0
(ITZA		643.5	59.8)
<b>First floor</b>		304	28.2
<b>Total</b>		<b>1,337 sq ft</b>	<b>124.2 sq m</b>

## RATING ASSESSMENT

Rateable value £16,250 (rates payable @ 43.2p £7,020, 2026/27)

## TERMS

The property is available on a new full repairing and insuring lease, for a term to be agreed.

## RENT

£18,500 pa (plus VAT)

## EPC rating

C (58).

## LEGAL COSTS

Each party to bear their own legal costs.

## FURTHER INFORMATION

Please contact:

Stephen Moore at Sampson Moore, Botts Green Hall, Coleshill, Birmingham, B46 2NZ

Tel: **01675 481858**. Mobile: **07711 718516** email: [srsmoore@sampsonmoore.co.uk](mailto:srsmoore@sampsonmoore.co.uk)

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT



Proposed Pencil Works opposite



### MISREPRESENTATION ACT 1967

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