



50-52 Green Lane, Derby, Derbyshire, DE1 1RP

TWO-STOREY RETAIL PREMISES

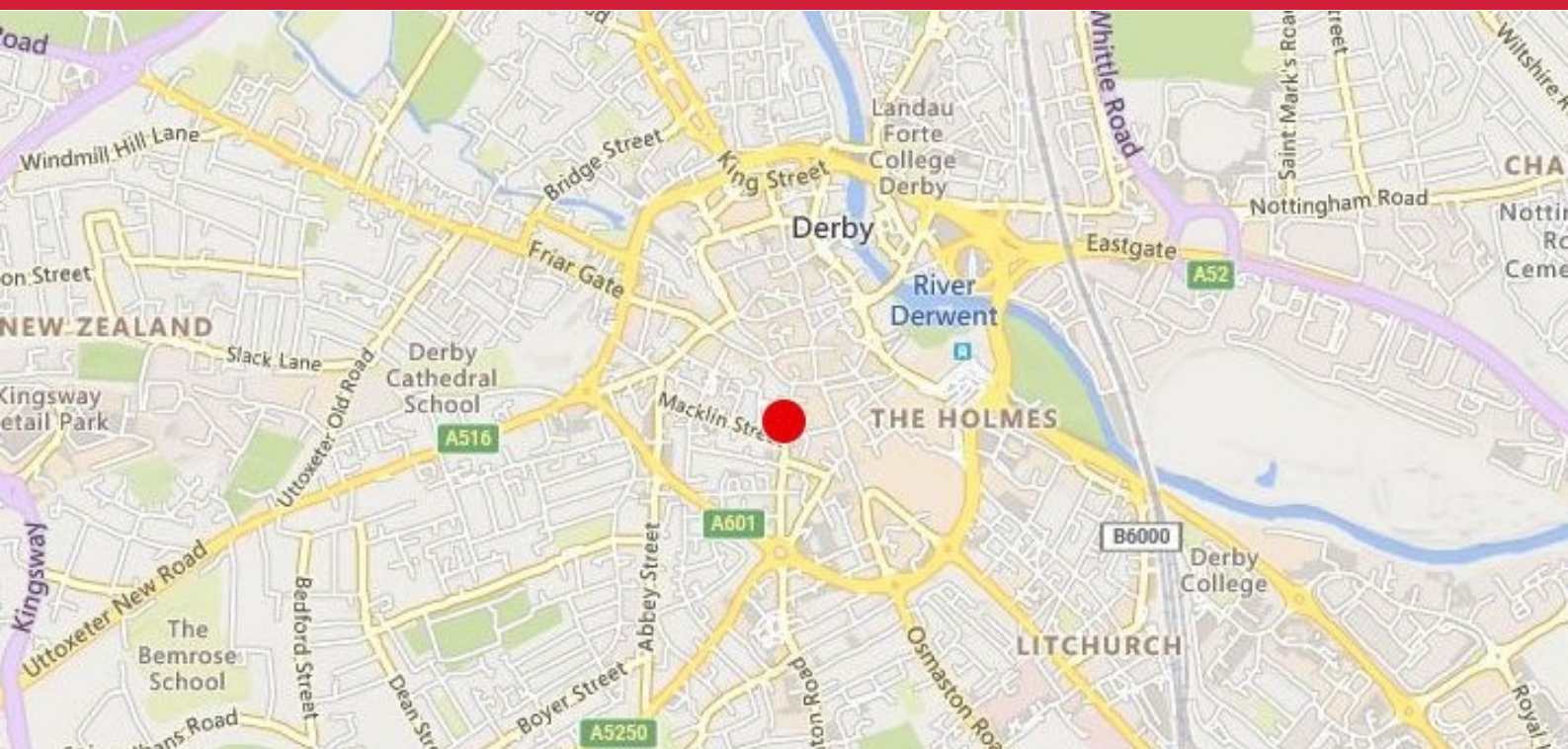
TO LET (MAY SELL) - Well Located City Centre Retail Premises.

- Offering approximately 525 sq. ft. / 49 sq. m of accommodation (NIA).
- Rent £10,500 per annum exclusive.
- Suitable for a variety of uses subject to the necessary planning consents.



CONTACT

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Location

The subject property is situated in the heart of Derby City Centre, offering excellent exposure and accessibility.

The property occupies a strategic location within walking distance of key local landmarks, including The Derbion shopping centre, Riverlights bus station and the Becketwell regeneration area, with the newly built Vaillant Arena further enhancing the area's commercial appeal.

Surrounding the property is a mix of established retail, office and leisure operators, benefiting from strong passing traffic and footfall making it an ideal location for businesses seeking a city centre presence.

Description

The subject property comprises a prominent High Street position with retail accommodation to the ground floor and additional ancillary accommodation to the first floor.

The space provides an L-shaped retail area upon entry with a small storage/payment counter area included with the first floor comprising of additional storage, an office and WC facility.

The accommodation is fitted to a good standard throughout with the ground floor generally comprising wooden flooring, painted plaster walls and ceilings, a mixture of spotlight and decorative lighting along with single glazed timber framed sash windows. The ground floor also benefits from a double shop frontage including fully operational internal security shutters and a pedestrian access door.

The first floor has been fitted with a mixture of carpet and vinyl flooring, painted plaster walls and ceilings, fluorescent strip lighting and single glazed timber framed sash windows.

Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th edition)

- Ground Floor: 265 sq ft / 25 sq m.
- First Floor: 260 sq ft / 24 sq m.

Total Net Internal Area: 525 sq ft / 49 sq m.

Planning

We understand that the property benefits from planning consent for use class E, however may be suitable for alternative uses subject to the necessary planning consents.

All planning information should be confirmed with the local authority.

Services

It is understood that all mains services (with the exception of gas) are connected to the property.

Business Rates

The subject property is listed on the Valuation Office website as having a rateable value of £3,550.

Tenure

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

In addition, the owners may consider a sale of the property on a freehold basis with vacant possession.

Price

The property is available to rent at £10,500 per annum exclusive.

Offers for the freehold will potentially be considered.

Energy Performance

To be assessed.

VAT

It is our understanding that VAT is not applicable to the subject property.

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly via appointment with sole agent BB&J Commercial.

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