

Derby - 5A St James Street DE1 1QT
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Derby - 5A St James Street DE1 1QT

Retail Shop to Rent



Property Features:

- Comprises ground floor retail premises
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Flexible terms to fit your needs
- Available on a new lease with flexible terms
- Situated on the north side of the pedestrianised St James' Street, between Corn Market and Victoria Street, in the heart of the City Centre.

Property Description:

Comprises mid-terrace ground floor shop with ancillary accommodation at basement, providing the following accommodation and dimensions:

Ground Floor: 49.33 sq m (532 sq ft)

Open plan retail, storage

Basement: 38.74 sq m (417 sq ft)

Ancillary

Total area size: 88.07 sq m (948 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £326.92 per week (PCM: £1,416.66)

Deposit: £4,250 (3 Months)

Rateable Value:

Rateable Value - £10,500 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a C Rating. Certificate and further details available on request.



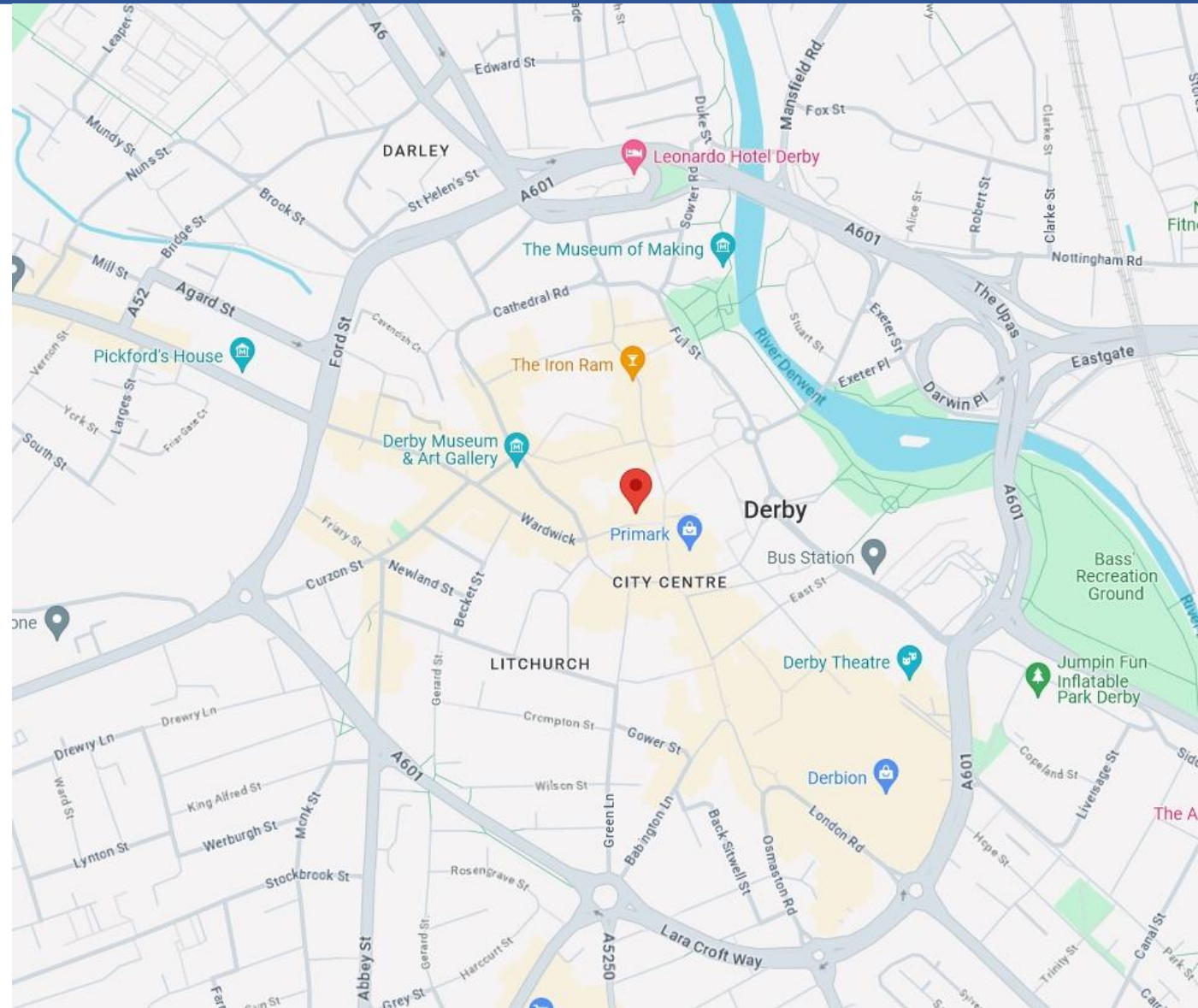
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Location:

The property is prominently situated on the north side of the pedestrianised St James' Street, between Corn Market and Victoria Street, in the heart of the City Centre. The property is located close to other Estate Agents and office providers and within close proximity to Derbion Shopping Centre, which has retailers including Marks & Spencer, Zara, Mango, Flannels, River Island, H&M, Zizzi, Wagamama, Five Guys, Nando's and Showcase Cinema.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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