

**TO LET****SHOP - PROMINENT CORNER  
LOCATION****1-2 VICTORIA STREET  
DERBY  
DE1 1ES****LOCATION**

The premises occupy a prime location on a prominent corner site at the junction of Victoria Street and Cornmarket, immediately adjacent to the busy pedestrian crossing points between St Peters Street and Cornmarket.

Nearby occupiers include Primark, Clinton Cards, Caffe Nero and Superdrug and also Tesco Metro on St Peters Street.

**ACCOMMODATION**

The premises are arranged over ground floor and basement and comprise the following approximate dimensions and floor areas:-

Internal Width	9.30m	30'6"
Shop Depth	6.57m	21'7"
Ground Floor Sales	51.00m <sup>2</sup>	549ft <sup>2</sup>
Basement Ancillary	26.20m <sup>2</sup>	282ft <sup>2</sup>

*(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract.)*

The premises benefit from a prominent return window frontage directly onto Cornmarket and facing the busy pedestrian crossing point.

**LEASE**

The premises are available on a new effectively full repairing and insuring lease for a term of 10 years subject to an upwards only rent review at the end of the fifth year.

**RENT**

The property is available at a rent of:

**£42,500 per annum exclusive**

**PLANNING**

The property benefits from planning consent for:

**A1 (Shops)**

*(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Derby City Council Planning Department on 01332 293111).*

**BUSINESS RATES**

We are verbally advised by Derby City Council Business Rates Department that the premises are assessed as follows:

<b>Rateable Value:</b>	<b>£28,500</b>
<b>Rates Payable 2009/10:</b>	<b>£13,822.50</b>

*(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Derby City Council Business Rates Department on 01332 293111).*

**LEGAL COSTS**

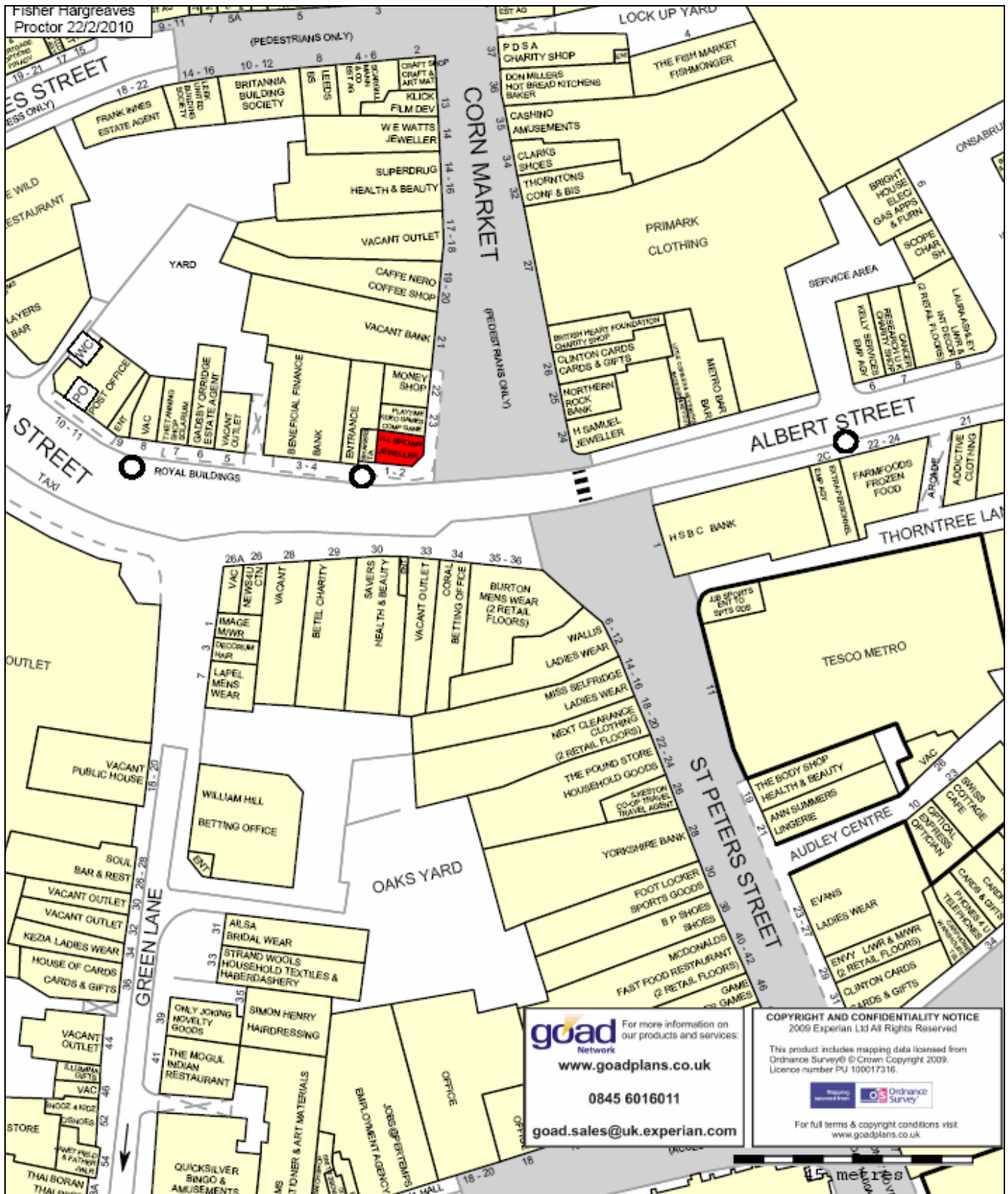
Each party to be responsible for their own legal fees incurred in connection with this transaction.

For further information or to arrange a viewing please contact the Retail & Leisure Team:

Mark Bradley:  
Alan Pearson:  
George Dunicliff:

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**PROPERTY MISDESCRIPTION ACT 1991**

All statements contained within these particulars have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly, 1)...Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given, 2)... Information on tenure or vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3)...Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4)... Detailed tests have not been undertaken on services, central heating installations, plumbing installations etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5)... All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary.



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