

**TO LET**  
**SHOP**

**8 VICTORIA STREET**  
**DERBY**  
**DE1 1ES**



**LOCATION**

The premises occupy a busy location on Victoria Street immediately adjacent to the Post Office and close to several bus stops generating a steady flow of pedestrians throughout the day.

Nearby retailers include Primark, Savers, Burtons and Clinton Cards.

**ACCOMMODATION**

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

|                    |                     |                    |
|--------------------|---------------------|--------------------|
| Internal Width     | 3.15m               | 10'4"              |
| Shop Depth         | 10.38m              | 34'1"              |
| Ground Floor Sales | 31.40m <sup>2</sup> | 338ft <sup>2</sup> |
| Basement Sales     | 50.44m <sup>2</sup> | 543ft <sup>2</sup> |
| Basement Ancillary | 24.33m <sup>2</sup> | 262ft <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).*

**LEASE**

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

**RENT**

The property is available at a rent of:

**£20,000 per annum exclusive**

**PLANNING**

The current planning consent is for:-

**A1 (Shops)**

The premises would be suitable for A2 (financial and professional services) subject to obtaining the necessary planning permission.

*(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:

**Rateable Value: £8,900**  
**Rates Payable 2010/11: £3,684.60**

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

**LEGAL COSTS**

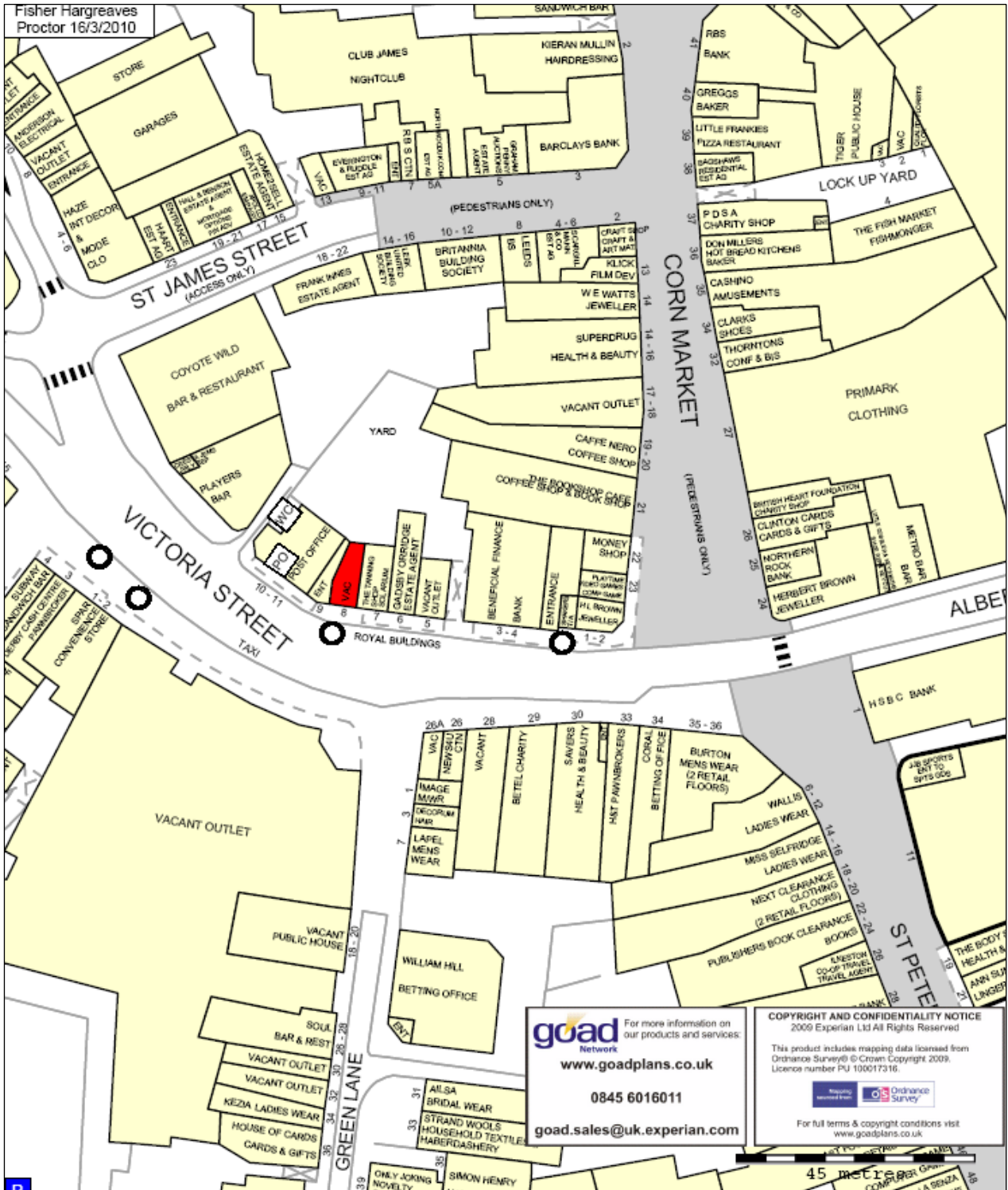
Each party to be responsible for their own legal fees incurred in connection with this transaction.

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

Mark Bradley:  
George Dunicliff:  
Alan Pearson:

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**FISHER  
HARGREAVES  
PROCTOR**

CHARTERED SURVEYORS

**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.