

SHOPS, SHOPS, SHOPS - DERBY



Caffè Nero, Cornmarket



Cornmarket, Derby City Centre

TO LET ♦ RESTAURANT/RETAIL UNIT
2,359FT² ♦ £50,000 P.A.
♦ MAY SUBDIVIDE ♦

CATHEDRAL QUARTER 17/18 CORNMARKEt, DERBY DE1 1QH

- ◆ Benefit of Planning Consent for A3 Restaurant
- ◆ Prime Derby City Centre high street location
- ◆ Opposite Primark and close to Tesco Express
- ◆ Pedestrianised location suitable for external seating area
- ◆ Superdrug, Caffè Nero, Wallis, Burton Menswear and Miss Selfridge in the vicinity
- ◆ £2 billion of investment planned for Derby City Centre over the next 15 years



Derby City Centre Shopping



Primark, Cornmarket



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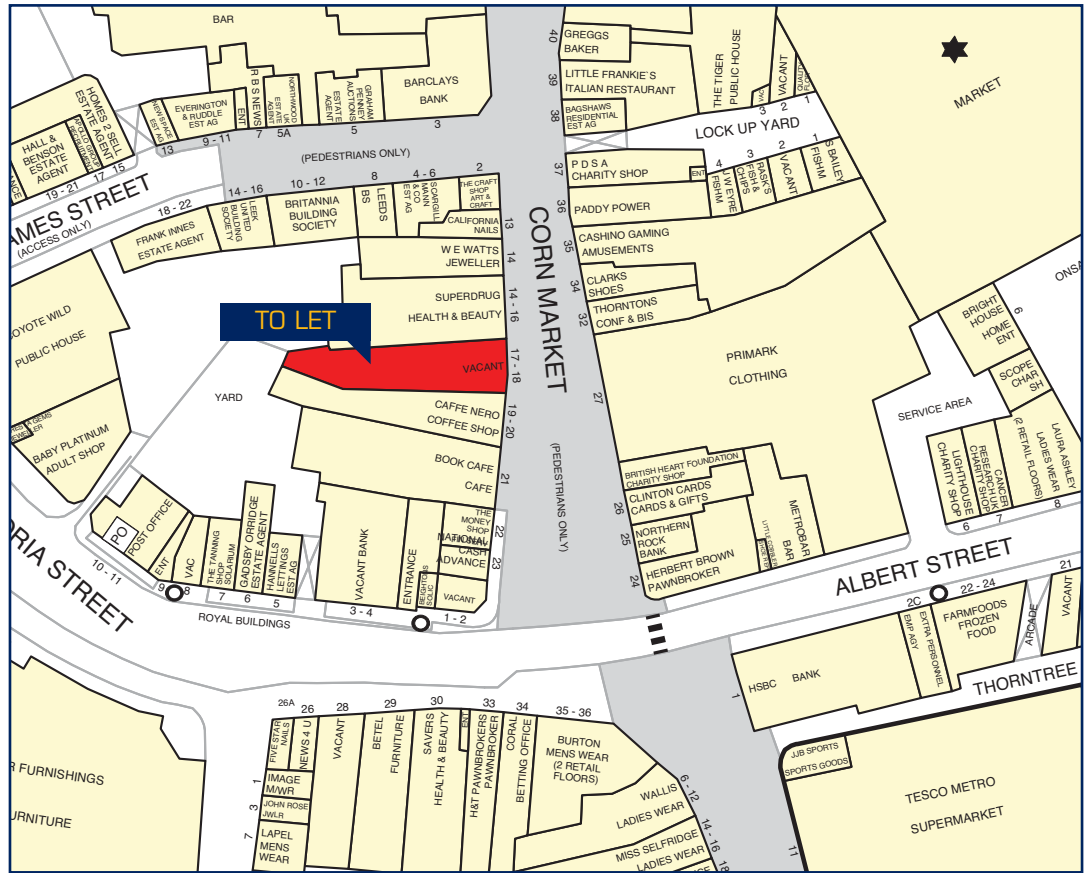
LOCATION

Derby's economy has grown at a faster rate than any other city in England over the last decade, with employment growth within the top 5 cities in the UK and the highest average wage for the region. £2 billion of investment is planned for Derby City Centre over the next 15 years.

Cornmarket is a prime retail pitch in Derby City Centre, benefiting from a high level of footfall on a daily basis. The subject property is situated close to the busy intersection of St Peters Street, Victoria Street and Albert Street, within the Cathedral Quarter Business Improvement District. New retailers in the vicinity include Primark and Tesco Express with Superdrug and Caffè Nero immediately adjacent.

LEASE

The premises are available on a new 10 year full repairing and insuring lease subject to 5 yearly upwards only rent review.



ACCOMMODATION / RENT

Internal Width	8.90 m	27 ft 3"
Sales Depth	28.74 m	94 ft 3"
GF Sales	219.15 m ²	2,359 ft ²
GF Storage	11.98 m ²	129 ft ²
FF Ancillary	52.12 m ²	561 ft ²
SF Ancillary	38.37 m ²	413 ft ²
Total GF Sales	219.15 m²	2,359 ft²
Total Ancillary	102.47 m²	1,103 ft²
Rent	£50,000 p.a.	

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

PLANNING*

The property benefits from planning consent for A1 (Shops) A3 (Restaurant) and A2 (Financial & Professional Services).

BUSINESS RATES*

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

Rateable Value 2010: £53,000

The current UBR is 43.3p. However, all interested parties are advised to make specific enquiries with the local Billing Authority having regard for the effect of transitional phasing implications.

LEGAL COSTS

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

*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.

INTERESTED? Call:



Mark Bradley Tel: 01332 224 852 | Mobile: 07887 787 884 | Email: markb@fhp.co.uk

Alan Pearson Tel: 0115 841 1138 | Mobile: 07876 396 005 | Email: alan@fhp.co.uk

George Dunicliff Tel: 01332 224 851 | Mobile: 07876 396 008 | Email: george@fhp.co.uk

Property Misdescriptions Act 1991... All statements contained within this brochure 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, electrical 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. FHP 10/10