



216 Normanton Road, Derby, DE23 6WA

Former Bank premises.

Extending to 1,661sq.ft / 154.5sq.m.

Situated in prominent position.

Available on a new internal repairing and insuring lease.

TO LET
£17,000 PAX

216 Normanton Road, Derby, DE23 6WA

LOCATION

The property is located within the popular Normanton Road area of Derby, approximately one mile south of the city centre and the outer Derby ring road. Normanton has long been a popular retail area and enjoys a variety of retail and hot food occupiers. Normanton Road provides good accessibility to both the inner and outer ring road systems, and onwards towards the A50, A38 and the main motorway networks.

DESCRIPTION

The accommodation comprises a former Bank which has been used in previous years as an office. The basic accommodation comprises a large banking/retail area with three offices at first floor level. There is a useful basement, which would have been the strong room and vaults for the Bank, together with a first floor office to the rear.

ACCOMMODATION

The specific accommodation arrangements are as follows;

Ground Floor		
Retail / Office -	617sq.ft	57.4sq.m
Office One -	103sq.ft	9.6sq.m
Office Two -	90sq.ft	8.4sq.m
Front Office -	170sq.ft	15.8sq.m

First Floor		
Office One -	165sq.ft	15.3sq.m

Cellar -	516sq.ft	48.0sq.m
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NIA -	1,661sq.ft	154.5sq.m
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BUSINESS RATES

Description	Rateable Value
Shop and Premises	£5,400

PLANNING

We understand the premises has existing use consent of A2 (Financial & Professional Services), as defined by the Town and Country Planning (Use Classes) Order 1987.

SERVICES

We believe all mains services are connected or available.

TERMS

The premises are available by way of a new internal repairing and insuring lease for a term to be negotiated.

RENT

Rental offers are invited in the region of £17,000 (seventeen thousand pounds) per annum exclusive.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs.

VALUE ADDED TAX

We are awaiting confirmation of the position on VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating – TBC

EPC Band – TBC

VIEWING

Strictly by prior arrangement with the sole agent;
Gadsby Nichols

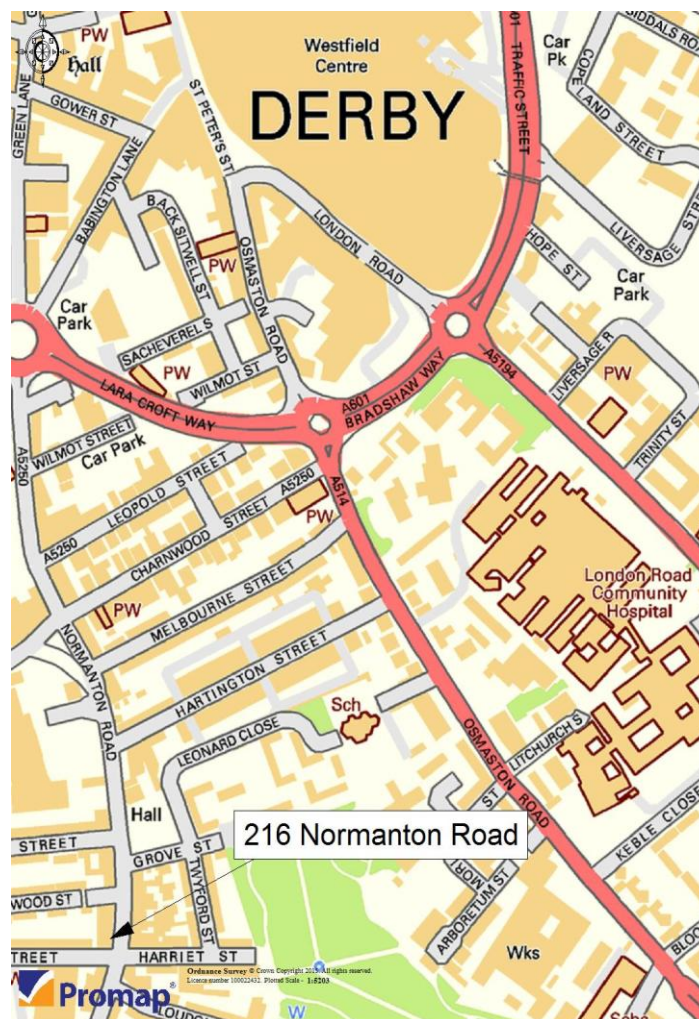
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SUBJECT TO CONTRACT



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