



556 Burton Road, Littleover, Derby, DE23 6FP

A well-presented ground-floor Retail unit with ancillary storage space.

Extending to 906 sq. ft. / 84.17 sqm.

Within the heart of Littleover shopping district.

Having the benefit of off-street car parking.

Available on a new lease.

TO LET - £15,000 pax

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LOCATION

The property is located off Burton Road, at its junction with Harrington Road, within the centre of Littleover. Nearby traders include; the Co-Op, Iceland, Birds the Bakers, and Thomas Cook.

DESCRIPTION

The property has a traditional timber-framed shop front, with recessed central entrance door, to an open-plan retail area with suspended ceilings, diffused fluorescent strip lighting, and air-conditioning, with laminate floor coverings. To the rear is a covered storage area, with kitchenette and WC, and further single-storey storage area with loading access to Harrington Road. To the front of the property is a parcel of land, which can be used for off-street car parking.

ACCOMMODATION/FLOOR AREAS

The specific accommodation arrangements are as follows: -

Retail Area	523 sq. ft.	48.54 sqm.
Covered Area	118 sq. ft.	10.98 sqm.
Store/Office	265 sq. ft.	24.6 sqm.
Total NIA	906 sq. ft.	84.17 sqm.

SERVICES

We believe that mains electricity, water and drainage are all connected to the property. However, no tests have been undertaken, and no warranties are given or implied.

PLANNING

We understand that the property has existing use consent for A1 Retail, as defined by the Town and Country Planning (Use Classes) Order 1987. Other uses may be appropriate and we would recommend that any interested parties make their own enquiries with the planning department at Derby City Council.

BUSINESS RATES

We understand from our enquiries of the VOA website, that the property is assessed for non-domestic rating purposes as follows:-

Retail and Premises RV £10,000

Please note, subject to satisfying certain criteria, the property will benefit from small business rates relief.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating D89

A copy of the certificate is available on request.

TERMS

The premises are available by way of a brand new full repairing and insuring (FR&I) lease for a term to be negotiated, and subject to a three-yearly upwards-only rent review pattern.

RENT

£15,000 (fifteen thousand pounds) per annum exclusive (pax), payable quarterly in advance.

VALUE ADDED TAX (VAT)

All prices quoted and negotiated are exclusive of VAT.

VIEWINGS

Strictly by prior appointment with the sole agents: -
Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

SUBJECT TO CONTRACT

