

GADSBY NICHOLS



2 The Spot, London Road, Derby, DE1 2NZ

Well located retail unit, opposite Intu Derby.

Ground floor sales of 647 sq. ft. / 60.1 sqm.

Upper floor salon/ancillary space of 694 sq. ft. / 64.5 sqm.

TO LET - £26,500 pax

2 The Spot, London Road, Derby, DE1 2NZ

LOCATION

The property is situated on The Spot, London Road just off the pedestrianised area of Derby City Centre, directly facing Intu Derby, the primary retailing area of the City Centre. Nearby occupiers include Cosmo, WH-Smiths, Birds the Confectioners, Wilko's, Poundland, Argos, and Matalan.

DESCRIPTION

The premises are currently used as a hairdressing salon, with customer areas at both ground and first floor levels. There is a disabled WC at ground floor level, and kitchen to the first floor.

Work has now completed on the £1.2 million development of The Spot in Derby's St. Peters Quarter with the aim of breathing new life into the area and increasing footfall between Intu Derby and the Cathedral Quarter.



ACCOMMODATION

The specific accommodation arrangements are as follows;

GROUND FLOOR	647 sq. ft.	60.1 sqm.
Inc. disabled WC		

FIRST FLOOR	694 sq. ft.	64.5 sqm.
-------------	-------------	-----------

SERVICES

We understand mains electricity, water and drainage are connected to the premises.

PLANNING

We understand the premises has current use consent of A1 (Retail) as defined by the Town and Country (Use Classes) Order 1987.

BUSINESS RATES

Description	Rateable Value
Shop and Premises	£17,750

TENURE

The premises are available by way of a new full repairing and insuring (FR&I) lease, for a term to be negotiated.

RENT

Rental offers invited in the region of £26,500 (twenty-six thousand, five hundred pounds) per annum exclusive, payable quarterly in advance.

VALUE ADDED TAX (VAT)

All prices quoted and negotiated are exclusive of VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

From online enquiries of the EPC register, we note that the property has not yet been assessed, due to no report currently available.

VIEWING

Strictly by prior arrangement with the Sole Agent: -

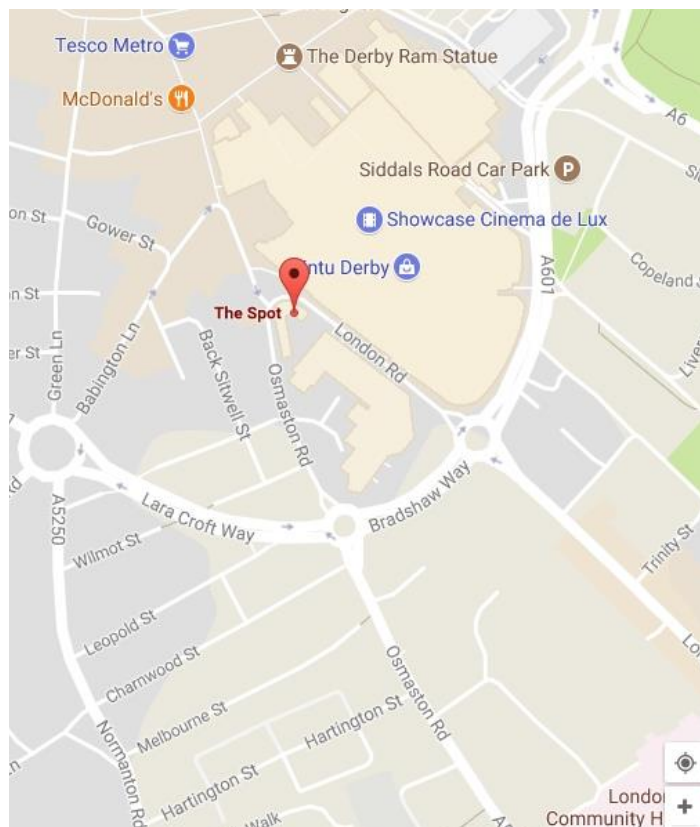
Mike Walmisley, BSc.
Gadsby Nichols, 21 Iron Gate, Derby, DE1 3GP

Tel: 01332 290390
Mob: 07501 525352
Email: mikewalmisley@gadsbynichols.co.uk
Or:
Rawstron Johnson
Tel: 0113 450 7000
Email: anthony@rj-ltd.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



G317 Printed by Ravensworth 0870 112 5306

Property Misdescriptions Act 1991 and Misrepresentation Clause: Gadsby Nichols give notice to anyone who may read these particulars as follows:- 1. These particulars are prepared for the guidance only of prospective purchasers/lessees. 2. The information contained or referred to herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement, representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. 4. Photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed when the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumption should be made in respect of parts of the property that are not shown in the photographs. 5. In the areas, measurements or distances referred to herein are approximate and given for guidance purposes only. 6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement of any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or lessee. 7. Plans are based upon the Ordnance Survey map with the sanction of the Control of Stationary Office Crown Copyright. 8. Any information provided on tenure, vacancies or tenancies is provided in good faith and any prospective purchaser/lessee should have this information verified by their professional advisors prior to purchase. 9. The property is offered subject to contract, and subject to it still being available at the time of enquiry. 10. All prices and rents quoted and negotiated are exclusive of Value Added Tax which may be applicable in any particular transaction. Gadsby Nichols cannot take responsibility for any loss or expenses incurred during the viewing process and would recommend that any party considering entering into a property transaction should seek professional advice from a suitably qualified professional at the earliest opportunity.