



430 Stenson Road, Sunnyhill, Derby, DE23 1LH

A prominent ground-floor Retail Unit within a popular neighbourhood shopping parade.

Sales area 692 sq. ft. / 64.3 sqm.

Ancillary space 119 sq. ft. / 11 sqm.

Available to Let on a new lease.

£14,000 pax

# 430 Stenson Road, Sunnyhill, Derby, DE23 1LH

## LOCATION

The property is situated in a prominent corner position off Stenson Road, close to its junction with Blagreaves Lane. Nearby retailers include Co-Operative Food, Zan Fish, and Hannells Estate Agents. Car parking serving the parade is immediately adjacent to the property.

## DESCRIPTION

A well-presented, single-storey retail premises having the benefit of double, powder-coated aluminium-framed shop front. The retail area has the benefit of suspended ceilings with recessed down-lights and category-II lighting, and air-conditioning. The area is primarily open-plan with former consulting room, and store/kitchen area to the rear.

## ACCOMMODATION

The specific accommodation arrangements are as follows: -

Retail Area	692 sq. ft.	64.3 sqm.
Consulting Room	73 sq. ft.	6.81 sqm.
Kitchen/Store	46 sq. ft.	4.26 sqm.
Staff WC		

TOTAL NIA 811 sq. ft. 75.34 sqm.  
(or thereabouts)

## SERVICES

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

## PLANNING

The property currently has planning consent for A1 Retail, as defined by the Town and Country Planning (Use Classes) Order 1987. Other uses may be appropriate and any interested parties should make their own enquiries with Derby City Council, the local planning authority.

## BUSINESS RATES

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

Shop and Premises RV £11,000

Please note, subject to satisfying certain criteria, any incoming tenant could possibly benefit from Small Business Rates Relief.

## TERMS

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

## RENT

£14,000 (fourteen thousand pounds) per annum exclusive (pax), payable quarterly in advance.

## VALUE ADDED TAX (VAT)

All prices quoted and negotiated are exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

From enquiries of the online EPC register, the property has the following rating: -

A copy of the certificate can be made available on request.

## 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

