



10 The Spot, Osmaston Road, Derby, DE1 2JA

Nicely appointed ground-floor Retail Unit, with ancillary first-floor accommodation.

Previously used as a beauty salon, with open-plan retail area and three treatment rooms to the first-floor.

Located close to Intu Derby and the City Centre.

1,038 sq. ft./96.4 sqm.

**TO LET - £13,000 pax**

# 10 The Spot, Osmaston Road, Derby, DE1 2JA

## LOCATION

The property is situated on The Spot, Osmaston Road just off the pedestrianised area of Derby City Centre and close to Intu Derby (former Westfield Centre), the primary retail area of the City Centre.

## DESCRIPTION

The property comprises a well-appointed ground-floor retail unit currently used as a beauty salon and hairdressers, together with upper floor ancillary accommodation, currently laid out as three treatment rooms, lobby, separate WC, and kitchenette.

Work has recently completed on the £1.2 million development of The Spot in Derby's Cathedral 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		
Retail	528 sq. ft.	49.02 sqm.
Store	35 sq. ft.	3.3 sqm.
First Floor (total)	510 sq. ft.	47.4 sqm.
(Treatment Room 1	10'8" x 8'9"	3.3m x 2.74m)
(Treatment Room 2	9'5" x 14'4"	2.9m x 4.4m)
(Treatment Room 3	9'5" x 10'2"	2.9m x 3.1m)
(Lobby	5'6" x 6'9"	1.7m x 2.1m)
(separate WC & Kitchenette)		

## SERVICES

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

## BUSINESS RATES

Description	Rateable Value
Shop and Premises	£10,250

Please note, subject to satisfying certain criteria, the incoming tenant may be able to apply for Small Business Rates Relief.

## PLANNING

We understand the premises have Sui Generis consent, as defined by the Town and Country Planning (use Classes) Order 1987. The property may also be suitable for A1 Retail, and A2 Financial Services. Enquiries should be directed to the local authority, Derby City Council, 01332 255950.

## TENURE

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

## RENT

Rental is £13,000 (thirteen thousand pounds) per annum exclusive (pax).

## 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)

EPC Rating C63

A copy of the certificate is available on request.

## VIEWING

Strictly by prior arrangement with the Sole Agent: - Gadsby Nichols

Tel: 01332 290390 / 07501 525352

E: [mikewalmisley@gadsbynichols.co.uk](mailto:mikewalmisley@gadsbynichols.co.uk)

## SUBJECT TO CONTRACT



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