



Unit 3 Russell Yard, Derby Road, Melbourne, Derbyshire, DE73 8DZ

Very attractive retail unit,
extending to 333 sq. ft. / 30.9 sqm.

Set within a pleasing courtyard development of four retail units located
around a shared, pedestrianised yard.

TO LET
£7,500 per annum

Unit 3 Russell Yard, Derby Road, Melbourne, Derbyshire, DE73 8DZ

LOCATION

The property is situated in a prominent position, within an attractive courtyard development of four retail units, known as Russell Yard on Derby Road, Melbourne.

The area benefits from good road communications, being approximately eight-miles to the south of the city of Derby, and ease of access is afforded to the A514, A50 and A435. The East Midlands International Airport is approximately four-miles travelling distance, to the east. The town attracts a host of visitors, being close to a number of attractions, including Melbourne Hall, and Calke Abbey, together with Foremark and Staunton Harold reservoirs, as well as serving a thriving and affluent Parish.

DESCRIPTION

The subject property is a very attractive, brick-built retail unit within a courtyard development of four, similar units. The unit extends to approximately 333 sq. ft. / 30.9 sqm., with WC facilities on site.

ACCOMMODATION

The accommodation comprises: -

Retail Unit	333 sq. ft.	30.9 sqm.
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SERVICES

We understand that mains electricity, water and drainage are all connected to the property. Please note, the Agents have not carried out any tests of the services, and no warranties are implied or given.

PLANNING

We understand that the property has existing use consent for A1 Retail, as defined by the Town and Country (Use Classes) Order 1987.

BUSINESS RATES

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

Shop and Premises	RV £8,100
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Please note, subject to satisfying certain criteria, the ingoing tenant may be able to apply for Small Business Rates Relief.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been requested. Once available, this will be available upon request from the Agents.

TERMS

The unit is offered by way of a new lease, for a term to be negotiated, at a rent of £7,500 (seven thousand, five hundred pounds) per annum.

VALUE ADDED TAX (VAT)

VAT is payable on the rent.

VIEWINGS

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

Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@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

