

GADSBY NICHOLS



6 The Spot, Osmaston Road, Derby, DE1 2NZ

Recently refurbished ground floor retail unit with A3 consent,
plus first floor ancillary offices.

Located close to Intu Derby and the City Centre.

1,319 sq. ft./122.6 sqm.

TO LET - £20,000 pax

6 The Spot, Osmaston Road, Derby, DE1 2NZ

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 recently refurbished and well appointed ground floor retail unit with A3 (Restaurant and Cold Food) consent, and additional accommodation to the first floor. The premises enjoy a wide frontage with suspended ceiling and newly carpeted and decorated. The first floor incorporates three separate offices, kitchen, and ladies and gents WC.

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		
Sales	677 sq. ft.	62.9 sqm.
Ancillary	80 sq. ft.	7.5 sqm.
First Floor	562 sq. ft.	52.2 sqm.
Net Internal Area (NIA)	1,319 sq. ft.	122.6 sqm.

SERVICES

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

BUSINESS RATES

Description	Rateable Value
Shop and Premises	£22,750

PLANNING

We understand the premises have A3 consent under the Use Classes Order 1987, but may be suitable for alternative uses, such as A1 (Retail) and A2 (Financial Services). Enquiries should be directed to the local planning department on 01332 255950.

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 £20,000 (twenty thousand pounds) per annum exclusive (pax), 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)

EPC Rating D98

A copy of the certificate is available on request.

VIEWING

Strictly by prior arrangement with the Sole Agent;

Gadsby Nichols, 21 Iron Gate, Derby, DE1 3GP

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SUBJECT TO CONTRACT

