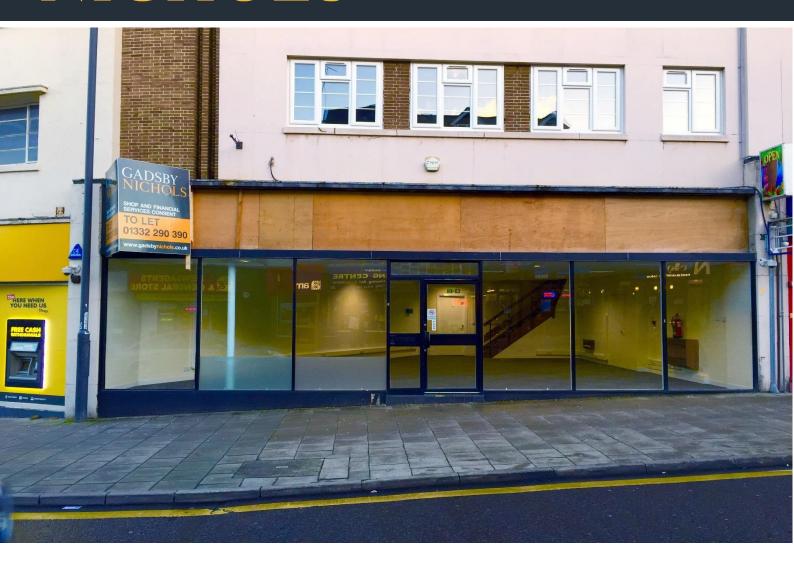
GADSBY NICHOLS



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

ENERGY PERFORMANCE CERTIFICATE (EPC)

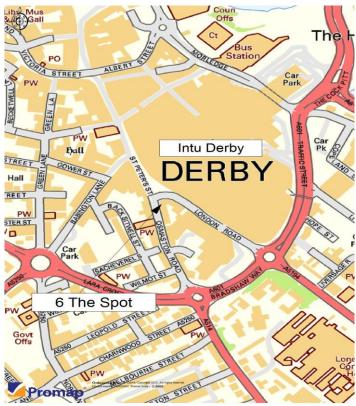
EPC Rating D98

A copy of the certificate is available on request.

VIFWING

Strictly by prior arrangement with the Sole Agent; Gadsby Nichols, 21 Iron Gate, Derby, DE1 3GP Tel: 01332 290390 / 07501 525352 E: mikewalmisley@gadsbynichols.co.uk

SUBJECT TO CONTRACT



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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 as a statement, representation or fact. 3. Nothing in these particulars shall be deemed to be 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 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 the property that are not shown in the photographs. So, 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 alteration 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 any intending purchaser or lessee. 7. Plans are based upon the Ordnance Survey may with the sample of the property of the property is offered subject to contract, and subject to it still being available at the time of enquiry. 10. All price 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 woul recommend that any party considering entering into a property transaction should seek professional advice from a suitably qualified professional at the earliest of property and the property is a property transaction of the Contract and the earliest opportunity.