



Derby City Council

RETAIL UNIT TO LET

**Upper Ground Floor, Parkland View, Bath
Street, Derby, DE1 3FG**



Upper ground floor retail unit of 25.5 m²/ 274 ft²

**Please contact Noah Probert on 01332 640155
or email at noah.probert@derby.gov.uk**



Derby City Council

Location

The subject unit is located within the upper ground floor communal area of Parkland View on the edge of Darley Park closest to the city centre. It is a 15-minute walk from the Derbion shopping centre and the Bus Station.

Description

The property comprises an upper ground floor retail unit with electrical outlets and a fully glazed frontage.

Accommodation

| | Sq M | Sq Ft |
|--------------------|------|-------|
| Ground Floor sales | 25.5 | 274.5 |

Please note, these measurements are approximate and given for information purposes only. Prospective tenants are advised to undertake their own measurements.

Business Rates

The tenant will be responsible for the payment of any associated Business Rates. More information about these is available at www.voa.gov.uk. Small Business Rates Relief and other concessionary relief may be available. Prospective tenants should make their own enquiries and applications in respect of this.

Rental

The tenant will only be recharged for the utility usage associated with the unit.

Terms

The premises are available to let by way of a new five-year lease, direct from the landlord, Derby City Council. It may be possible to include an earlier right to break if preferred. The lease will be contracted out of the Landlord and Tenant Act 1954.

The tenant will be responsible for insuring the unit against their usage and for all internal repairs and maintenance. All other terms are to be negotiated.

Use

Operating the unit as a shop for the residents of Parkland View is covered by planning permission 12/12/01527, and subsequent amendments, for the original construction of the building.

Derby City Council are seeking parties interested in operating a form of newsagents from the unit offering products like snacks, non-alcoholic beverages, toiletries, household supplies and newspapers with PayPoint and cash machine/cashback facilities. In addition to serving Parkland View residents, public access is also permitted.

Use of the car park associated with Parkland View is available though, the spaces within are unreserved.

EPC

The unit is covered by the EPC for the wider building rated at B. A full copy of the report is available on request.

Landlord's Costs

The incoming tenant will be required to pay Derby City Council's reasonable legal and surveyors' fees in relation to this letting totalling £1,000. A deposit of £300, being two months anticipated associated utilities fees, will also be required upon commencement.

Viewing and Further Information:

Please contact Noah Probert on 01332 640155 or noah.probert@derby.gov.uk

For information on other properties that we may have available please visit: www.derby.gov.uk/estates

Date: 07 December 2022

The foregoing particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself/herself, by inspection or otherwise, as to the correctness of each of the statements contained within these particulars. None of the services for service-related equipment contained within the premises have been tested.