



# ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

0121 212 7800 | [www.rhretail.co.uk](http://www.rhretail.co.uk) | 3 EDMUND GARDENS 117 EDMUND STREET BIRMINGHAM B3 2HJ



## PROMINENT CORNER RETAIL UNIT

### 7A ALBION STREET, DERBY

#### Location

Derby is a key retail destination, serving a population of over 280,000 within a 5 mile radius. This particular unit sits in between the entrance of Intu Derby, which generates over 20 million footfall per annum.

Situated opposite the unit is Gap with other nearby occupiers including; **T K Maxx**, **Disney**, **Accessorize**, **Superdrug** and **Goldsmiths**.

Ground Floor	1,292 sq ft	120.07 sq m
Basement	2,584 sq ft	240.15 sq m
Total	3,876 sq ft	360 sq m

#### Lease

The property is available by way of a new lease for a term to be agreed.

#### Rent

£35,000 per annum

#### Service Charge

£7,364 (2018/2019)

#### Rating Assessment

Rateable Value	£39,250 (2018)
Rate in the £ (2018/2019)	48.0p

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

#### Energy Performance Certificate

A copy of the EPC is available upon request.

#### Legal Costs

Each Party are to be responsible for their own legal costs incurred within the proposed transaction.

#### Viewing strictly by appointment with the Joint Agents:-

#### Ian Hughes

DD: 0121 212 7802

E: [ianh@rhretail.co.uk](mailto:ianh@rhretail.co.uk)

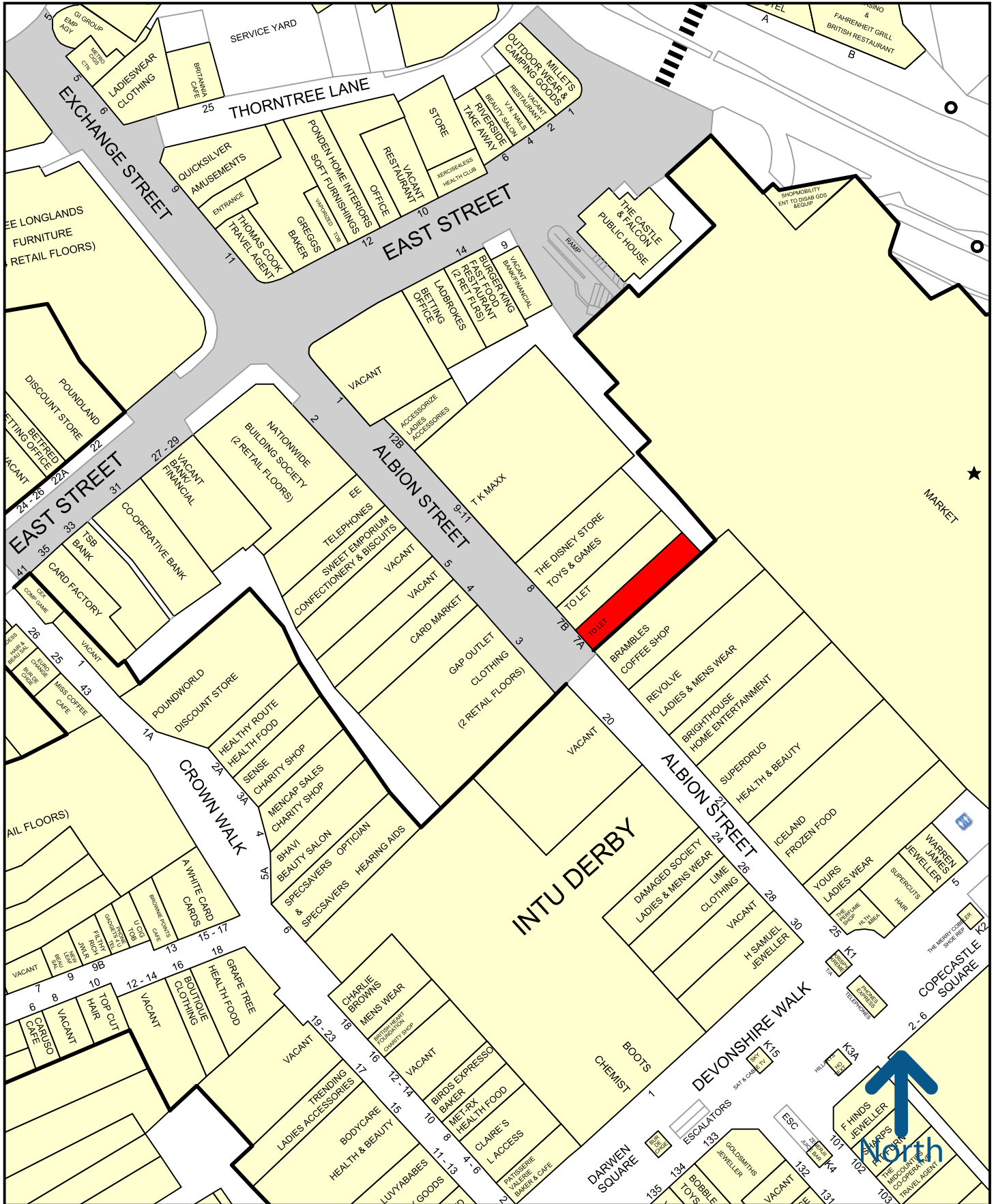
#### KLM

Will Thomas or Jamie Lyons

DD: 020 7317 3700

Date prepared: February 2019. All transactions are stated exclusive of VAT. Subject to Contract.

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50 metres

Experian Goad Plan Created: 19/10/2018  
Created By: RHT

