



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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PROMINENT CORNER RETAIL UNIT

1 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 on the corner of East Street and Albion Street, where TK Maxx will be opening a 24,000 sq ft store. Albion Street forms one of the busiest entrances to Intu Derby, which generates over 20 million footfall per annum. Nearby occupiers include The Disney Store, Accessorize, Superdrug, Burger King and Goldsmiths.

Accommodation

Basement	2,042 sq ft	189.78 sq m
Ground Floor	3,667 sq ft	340.80 sq m
First Floor	3,535 sq ft	328.53 sq m
Second Floor	3,673 sq ft	341.36 sq m
Total	12,917 sq ft	1,200.46 sq m

Lease Term

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

Rent

£120,000 per annum

Service Charge

£24,542 (2018/2019)

Rating Assessment

Rateable Value	£132,000 (2018)
Rate in the £ (2018/2019)	49.3p

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

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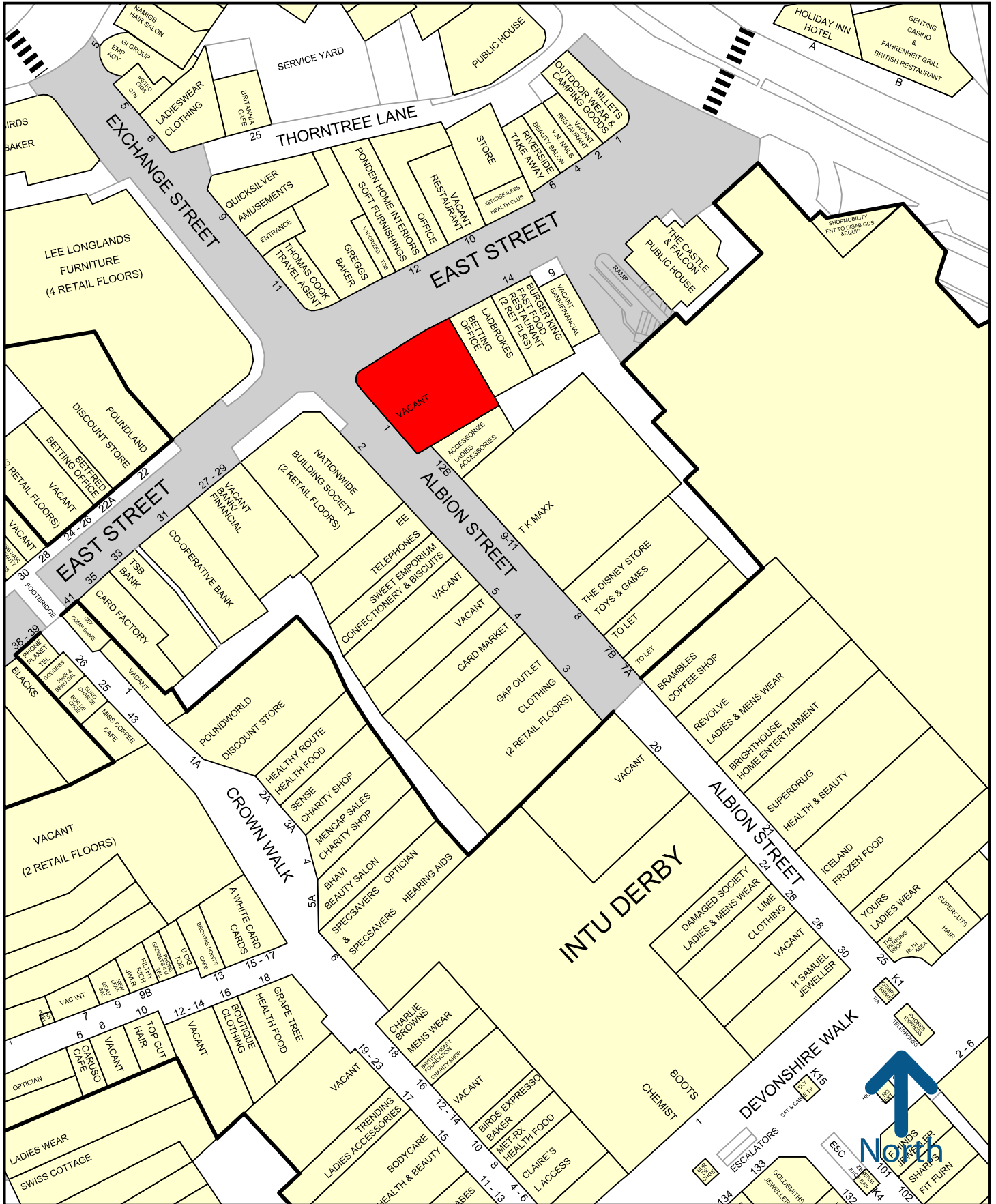
KLM

Will Thomas or Jamie Lyons

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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

