

To Let

Ground Floor Lock-up Shop Premises

Sales Area 770 sq ft (71.5 sq m)

11 Shardlow Road, Alvaston, Derby, DE24 0JG



- Located in an established neighbourhood shopping centre
- Free customer car parking immediately in front of the premises
- Double display window
- Ancillary storage, kitchenette and WC to the rear.
- Suit variety of uses – subject to Landlord and planning consent

01332 295555 raybouldandsons.co.uk

Location

Alvaston is a popular residential suburb located 3 miles to the east of Derby's City Centre with a resident population of 16,255.

The shopping facilities are centered on both sides of Shardlow Road/London Road (A6) which runs from its junction with the A50 trunk road into Derby City Centre.

Nearby occupiers include: William Hill, Betfred, Mind Charity, Birds Confectioners, Domino's Pizza and a Sub Post Office.

Other major occupiers represented in nearby include Tesco Express, Iceland, White Cross Vets and Subway.

A number of regional and independent businesses also represented.

The Premises

The premises comprise a ground floor lock up sales shop with a flush fronted double display window facing onto the pedestrian walkway and free customer car park.

To the rear of the sales area there are two storerooms together with a kitchenette and single WC facility.

The premises were previously occupied by Cardzone/Thornton's and would be suitable for a variety of retail, or other uses, subject to Landlord's consent and any necessary planning permission.

Accommodation

The premises have been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice 6th Edition.

Sales Area 770 sq ft (71 sq m)

Storeroom 1 129 sq ft (12 sq m)

Storeroom 2 144 sq ft (13 sq m)

Kitchenette 38 sq ft (3.5 sq m)

Measurements and floor areas are provided for guidance only and should not be relied upon by interested parties.

Services

Mains electricity, water and drainage services are available and connected.

Non-Domestic Rates

We have established from the Valuation Office website that the premises are assessed for Non Domestic Rates as follows:

Shop and Premises Rateable value: £18,250

The current multiplier is 0.499.

All rating information should be verified with the Rating Department at Derby City Council who can be reached on 01332 293111.

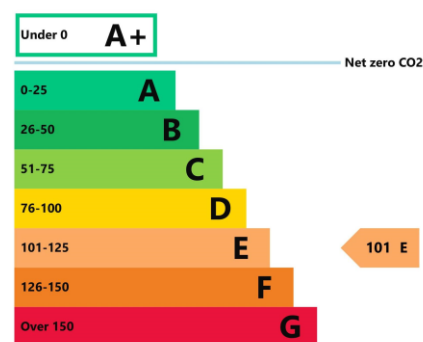
Town & Country Planning

We believe that the premises have the benefit of a permitted use falling within Class E of the Town & Country (Use Classes) Order 2020.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their specific use of the building.

Energy Performance Certificate (EPC)

The premises have an Energy Performance rating as follows:



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

A copy of the Energy Performance Certificate can be made available to interested parties upon request.

Terms

The premises are available to let by way of a new lease for a term of years to be agreed.

The lease will be drawn on a full repairing and insuring basis and will incorporate regular rent reviews as and where appropriate.

Rent

£16,950 per annum exclusive

Value Added Tax

Value added tax is payable on the rent and any service charge costs.

Identity checks

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

More Information and Viewing Arrangements

For more information and/or to arrange an inspection of the premises, please contact the sole letting agents, Raybould & Sons.

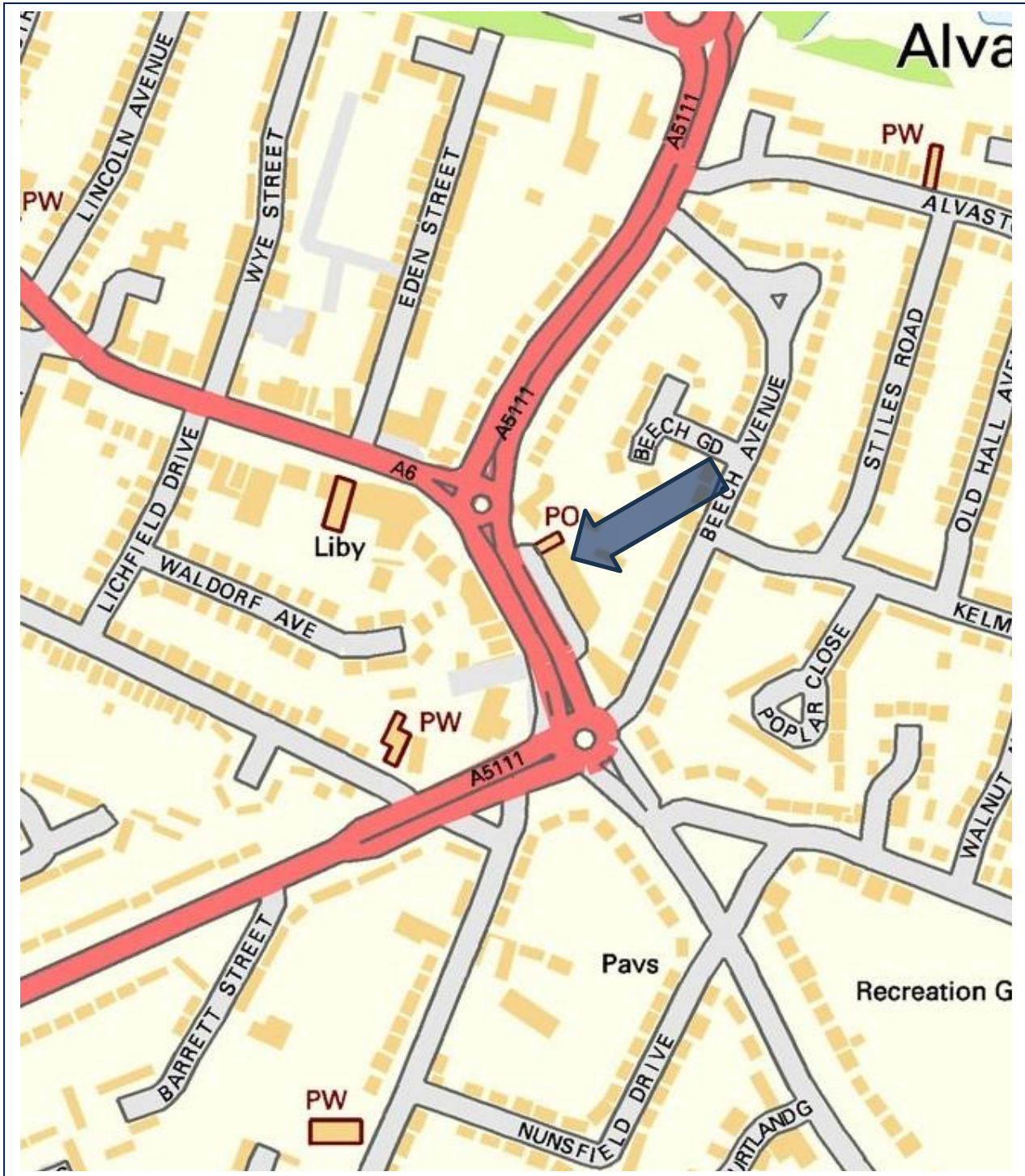
Contact: Martin Langsdale

Email: martin@raybouldandsons.co.uk

Tel: 01332 295555

Subject to contract and availability





Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.

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