

## To Let

## Ground Floor Lock-up Shop

**Sales Area 480 sq ft (44.6 sq m)**

2 Shardlow Road, Alvaston, Derby, DE24 0JG



- Located in an established neighbourhood shopping centre with ample customer car parking
- Former hot food takeaway but suitable for other uses – subject to consent
- Ancillary storage, kitchen and WC to the rear.
- Private parking for 1 car to rear yard

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## 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: Boots, William Hill, Betfred, Mind Charity, Birds Confectioners, Domino's Pizza, a Sub Post Office, Tesco Express, Iceland, White Cross Vets and Subway.

## The Premises

The premises comprise a ground floor lock up sales shop with kitchen and store to the rear.

A driveway to the side of the premises provides access to a private parking space within an enclosed yard.

There is an outside WC within the enclosed yard area.

The premises were previously used as a hot food takeaway but would be suitable for a variety of other uses – subject to the 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 6<sup>th</sup> Edition.

Sales Area      480 sq ft (44.6 sq m)

Kitchen            84 sq ft ( 7.8 sq m)

Store                21 sq ft ( 1.9 sq m)

Outside WC and services store

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

## Services

We believe all mains services are available and connected.

Tenants should make their own investigations to ensure that the capacity of the mains services is adequate for their specific requirements.

## 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: £6,500

You can get small business rate relief if:

- your property's rateable value is less than £15,000; and
- your business only uses one property - you may still be able to get relief if you use more

You will not pay business rates on a property with a rateable value of £12,000 or less, if that's the only property your business uses.

For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%.

You will need to apply for Small Business Rates Relief through Derby City Council.

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 hot food takeaway use.

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)

An EPC has been instigated and will be available shortly

## **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**

£12,000 per annum exclusive

## **Value Added Tax (VAT)**

We are informed that VAT is not 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](mailto:martin@raybouldandsons.co.uk)

Tel: 01332 295555

***Subject to contract and availability***



Misrepresentation Act 1991

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