

## To Let

## Lock Up Shop Premises

**Sales Area 285 sq ft** (26.5 sq m)

41 Osmaston Road, Derby, DE21 2JF



- Ground floor lock up shop premises
- Busy thoroughfare with bus stops and taxi rank on hand
- Located in the St Peters Quarter Business Improvement District
- Available immediately

01332 295555

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# ST Peters QUARTER DERBY

## Location

The premises are situated on Osmaston Road, in the St Peter's Quarter Business Improvement District, close to The Derbion Shopping Centre.

Public transport links are good with bus stops nearby and a taxi rank being located on the opposite side of the road.

More information regarding the St Peter's Quarter Business Improvement District can be found here:

<http://www.stpetersquarter.co.uk/>

## The Property

The premises comprise a ground floor lock up shop unit with rear Kitchenette and WC.

The premises are suitable for a variety of trades/uses – subject to the landlords consent and any necessary planning permission.

## Accommodation

The accommodation has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

Sales Area: 285 sq ft (30 sq m)  
Kitchenette: 50 sq ft ( 5 sq m)  
WC

## Services

We believe all mains services are available and connected.

We have not tested any services or installations and interested parties should make their own enquiries to establish whether the supply/installations are adequate for their purpose.

## Non Domestic Rates

We have obtained our information from the Valuation Office online Rating List which indicates that the premises have been assessed for Non Domestic Rates as follows:

Description: Shop and Premises

Rateable Value: £3,600

## Small Business Rate Relief

The information below has been extracted from the Government website and further information be found at:

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

'You can get small business rate relief if:

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

You won't pay business rates on a property with a rateable value of £12,000 or less.'

## Town & Country Planning

We believe that the premises were formerly occupied for retail purposes.

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 proposed use of the premises.

## Terms

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

The lease will be drawn on a full repairing and insuring terms.

## Rent

£7,500 per annum exclusive.

## VAT

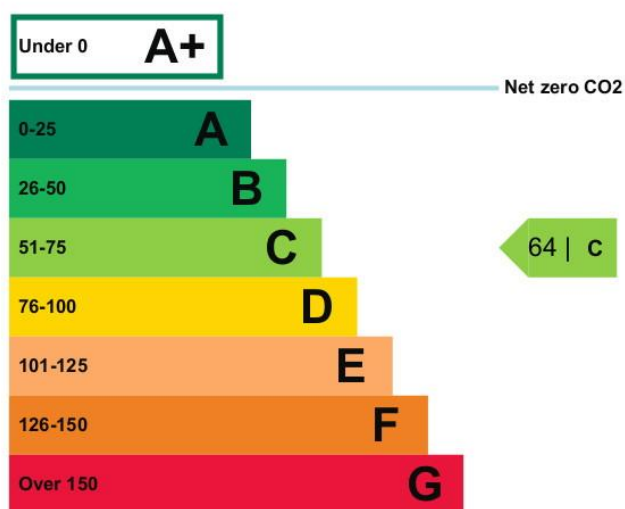
We are advised that VAT **will/will not** be payable on the rent paid.

## Legal Costs

Each party to the transaction will bear their own legal costs.

## EPC

The property has an Energy Performance rating as follows:



## Viewing:

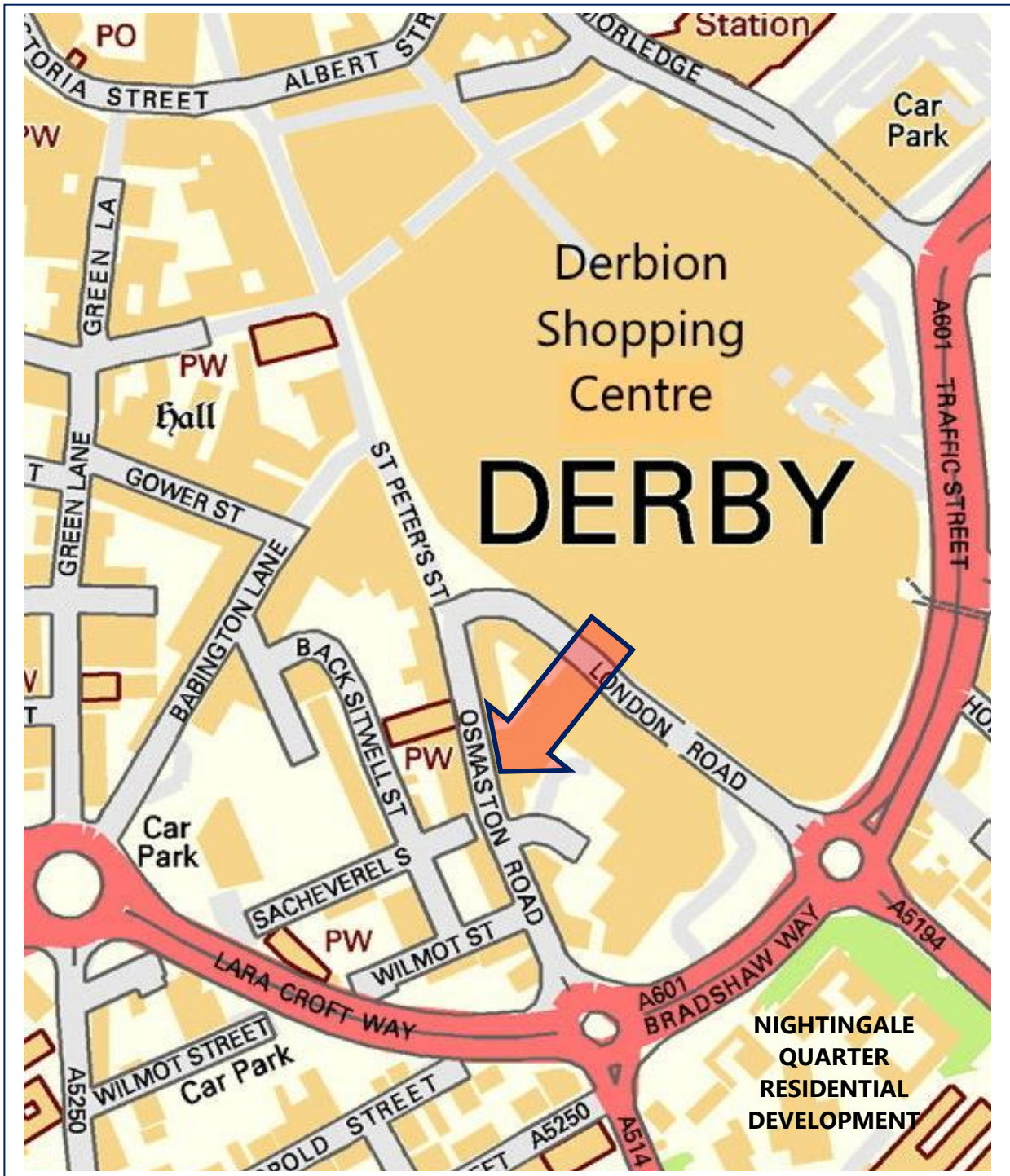
All Viewings are to be strictly by prior appointment through the sole letting agents, Raybould & Sons

Strict social distancing measures will apply and viewings will not proceed in the event that viewers attend without a suitable face mask/covering.

Contact: Martin Langsdale

Tel: 01332 295555

Email: martin@raybouldandsons.co.uk



Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property who's 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. 3. 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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