



TO LET

Prime Retail Unit (Ground floor sales)

580 sq.ft (54 sq.m)

2 East Street, Derby, Derbyshire, **DE1 2AF**

- Busy pedestrianised location
- Close to the entrance of Intu Derby and Derby Bus Station
- Nearby occupiers include TK Maxx, Burger King, Xercise4Less, Lee Longlands and Millets

DESCRIPTION

The premises are arranged on ground, first and second floors. Servicing is available from Thorntree Lane at the rear of the premises.

LOCATION - DE1 2AF

The premises occupy a busy location within the pedestrianised East Street, close to the main bus station and directly opposite the entrance to the covered market. The market links into the Intu Derby shopping centre.

Nearby occupiers include TK Maxx, Burger King, Wercise4Less, Lee Longlands, Greggs, Ponden Home and Millets.

AREAS

(approx. NIA)

	Sq.ft	Sq.m
Ground floor sales	580	54
First floor stores	163	15
Second floor stores	502	47
Total	1,245	116

SERVICE CHARGE & INSURANCE

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

REFERENCES & LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



VIEWING

Strictly via prior appointment with the appointed agent:



Darran Severn 07917 460031
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2 East Street, Derby, Derbyshire, DE1 2AF

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