



Ground Floor, 100-102 Monk Street, Derby, Derbyshire, DE22 3QB

AVAILABLE IMMEDIATELY

TO LET - Ground Floor Showroom/Retail Premises

- Available immediately to rent at £21,000 per annum exclusive.
- Suitable for a variety of uses subject to the necessary planning consents.
- Offering 2,592 sq ft / 241 sq m of accommodation (NIA).
- Corner plot location within 1 mile of Derby City Centre.



CONTACT

Cameron Godfrey

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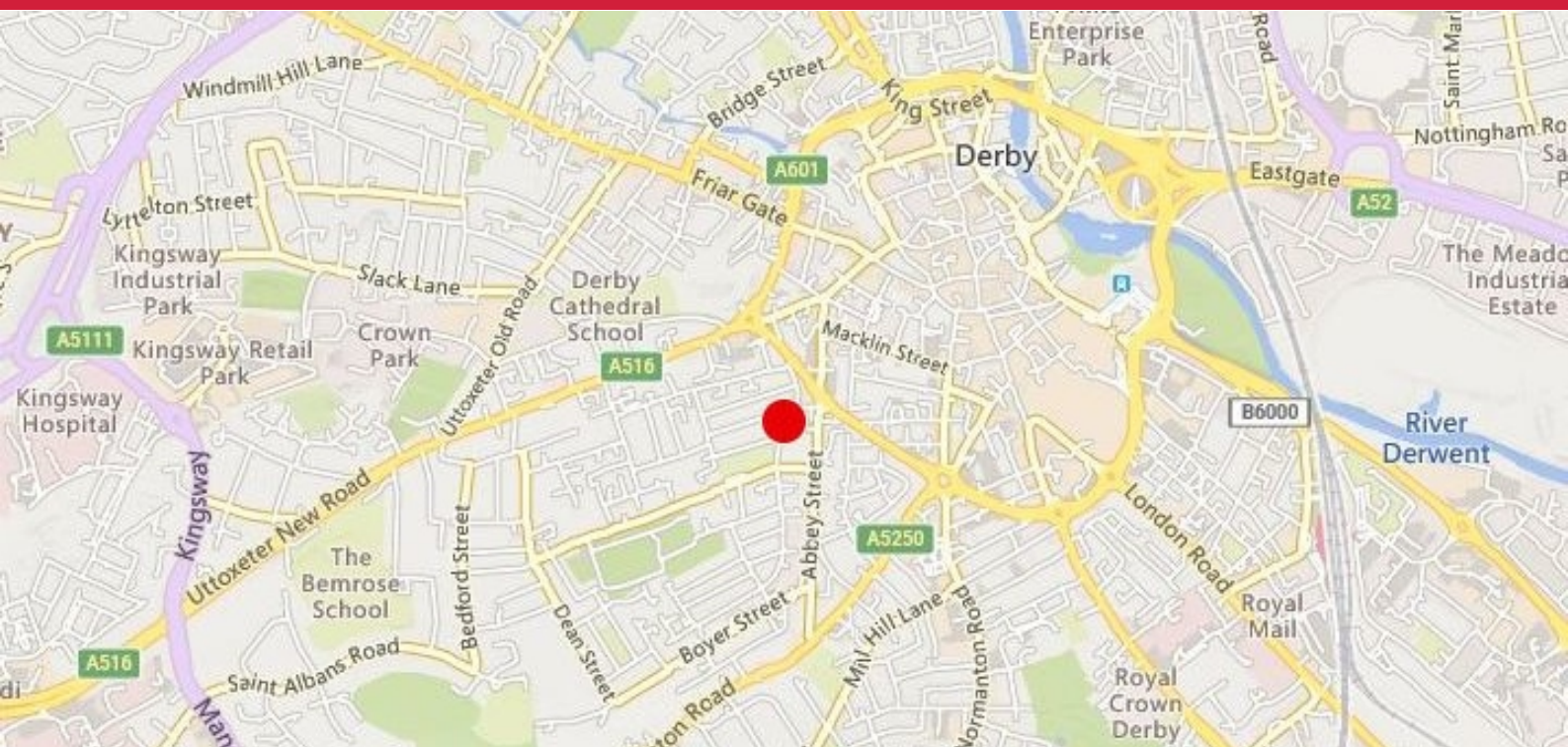
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Location

The subject property occupies a prominent position on Monk Street, on the western edge of Derby city centre. This is a well-established commercial location, surrounded by a mix of professional services, independent retailers and residential developments.

The unit benefits from strong visibility to passing traffic and steady footfall and is located within close proximity to Derby's inner ring road, providing easy access to the A38 and A52 trunk roads.

Derby city centre is also within a 5-minute walk, offering access to a full range of retail, food and professional businesses. The area also benefits from regular bus services with a plethora of on-street parking available directly adjacent and to the surrounding area.

Description

The available accommodation occupies the ground floor of a three-storey mixed-use building of traditional brick and block construction beneath a pitched tile roof.

Internally, the layout provides an open-plan showroom/retail area, along with internal storage and ancillary accommodation with the addition of a kitchenette. The space was most recently used as a cycle shop and remains suitable for a range of retail or service-based occupiers.

The unit benefits from a full-width double-glazed retail frontage incorporating two separate pedestrian access doors, with externally mounted security shutters. The interior is presented in a lettable shell condition and includes a combination of vinyl and carpeted floor coverings, painted plaster walls (some with retail back-panelling) and painted plaster ceilings incorporating Category 2 lighting.

While the upper floors of the building currently comprise additional retail accommodation, they are not included within the advertised space and have been earmarked for future residential redevelopment. A separate, self-contained access to the upper floors will be retained via the existing internal staircase.

Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS code of measuring practice (6th edition):

Total Net Internal Area: 2,592 sq ft / 241 sq m.

Planning

We understand the property has the benefit of planning consent for use class E.

All planning information should be confirmed with local authority.

Services

We understand that all main services are available to the property with the exception of gas.

Business Rates

The subject property is listed on the Valuation Office website as having a rateable value of £9,200. However, this figure is likely to change due to the future subdivision of the property.

All interested parties are advised to contact the local billing authority to confirm any rates payable.

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Price

The property is available on a leasehold basis at £21,000 per annum exclusive.

Energy Performance

C(59)

VAT

We have been informed by our client that the property is registered for VAT.

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly via appointments with sole agents BB&J Commercial.

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BB&J Commercial can confirm the following:

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