



TO LET

M

59 HIGH STREET

High Chellaston,
49-65 High Street, Derby,
Derbyshire, DE73 6TB

Occupiers Include

Premier

DERBY FAMILY CHIROPRACTIC
BAY LEAF RESTAURANT

HIGH CHELLASTON

59 HIGH STREET

LOCATION

A parade of local and convenience retail units on Chellaston High Street with residential above and parking to the front elevation.

DESCRIPTION

The subject property is located in a prime mid-parade position adjacent to Premier Convenience Store & benefits from free customer parking to the front.

UNIT SIZE

Total Area: 947 sq.ft (88 sq.m).

RENT

£20,000 per annum exclusive of VAT, business rates, service charge and buildings insurance.

BUSINESS RATES

Rateable Value: £14,250. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £2,659 + VAT.

Insurance: Approx £350 + VAT.

ENERGY PERFORMANCE

Rating: C. 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.

LEGAL COSTS

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



17

Retail Units On-Site



13,676 sq.ft

Total Area



What Three Words
stopped.level.mixing

HIGH CHELLASTON

SITE PLAN



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