

Chellaston  
Convenience Store

**Premier**  
Express

SUNDAY - THURSDAY  
**7am-9pm**  
FRIDAY - SATURDAY  
**7am-11pm**

MEGA deals  
ANY 2 FOR  
**£5.50**



MEGA deals  
ANY 2 FOR  
**£3.50**



MEGA deals  
ANY 3 FOR  
**£3**



MEGA deals  
ONLY  
**£8.49**



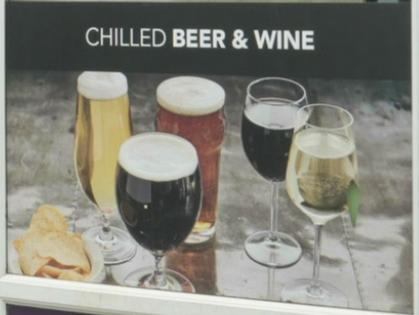
FRESH FRUIT & VEG



EVERYDAY ESSENTIALS



CHILLED BEER & WINE



**TO LET**

**MI 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



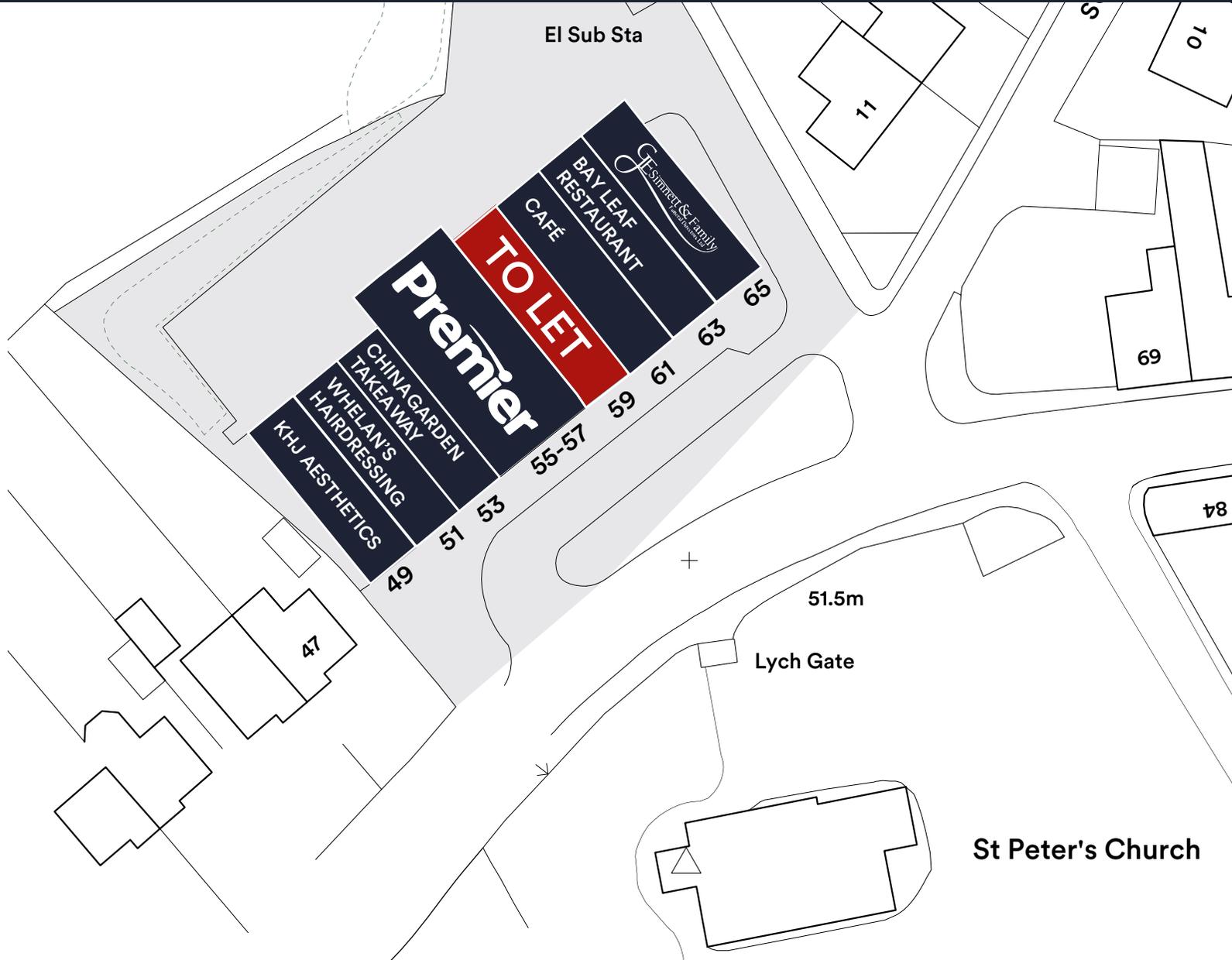
What Three Words  
stopped.level.mixing

# HIGH CHELLASTON

# SITE PLAN



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