



SUBJECT TO VACANT POSSESSION

930 sq.ft  
(86.3 sq.m)

M

1256 LONDON ROAD

Alvaston  
Derby  
DE24 8QP

Local Occupiers Include

**SUBWAY**  
cardfactory



### DESCRIPTION

This hot food takeaway unit is located in a busy suburban retail parade with parking to the front. The unit comprises of a ground floor sales/kitchen area together with first floor ancillary accommodation. The unit benefits from being partially fitted with some kitchen equipment. Deliveries are at ground floor level from the rear shared service yard.

The premises are located on London Road (A6) immediately adjacent to the library and close to Tesco Express and Iceland. Other nearby occupiers include Card Factory, Subway, Lighthouse, Boots and Birds Bakery. Alvaston is a busy neighbourhood retail location situated approximately 3 miles east of Derby city centre.

### UNIT SIZE

Areas (approx. NIA)	Sq.ft	Sq.m
GF Sales	321	29.8
GF Storage	48	4.4
FF Ancillary	561	52
<b>TOTAL</b>	<b>930</b>	<b>86.3</b>

### RENT

£10,500 per annum exclusive of VAT, service charge, business rates and insurance.

### BUSINESS RATES

Rateable Value: £6,550.

Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority.

### SERVICE CHARGE

A service charge will be payable. Please contact the agent for more details.

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

The property has Sui Generis planning consent for hot food and takeaway. Other uses may be considered subject to planning. All parties should satisfy their own enquiries with Derby City Council.

### LEGAL COSTS

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

### VAT

All figures quoted are exclusive of VAT which is payable at the prevailing rate.



# 1256 LONDON ROAD

## SITE PLAN

M

**LCP.**  
part of MCore



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**Viewing**  
Strictly via prior appointment  
with the appointed agents

**FHP**  
www.fhp.co.uk  
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**Harry Gamble**

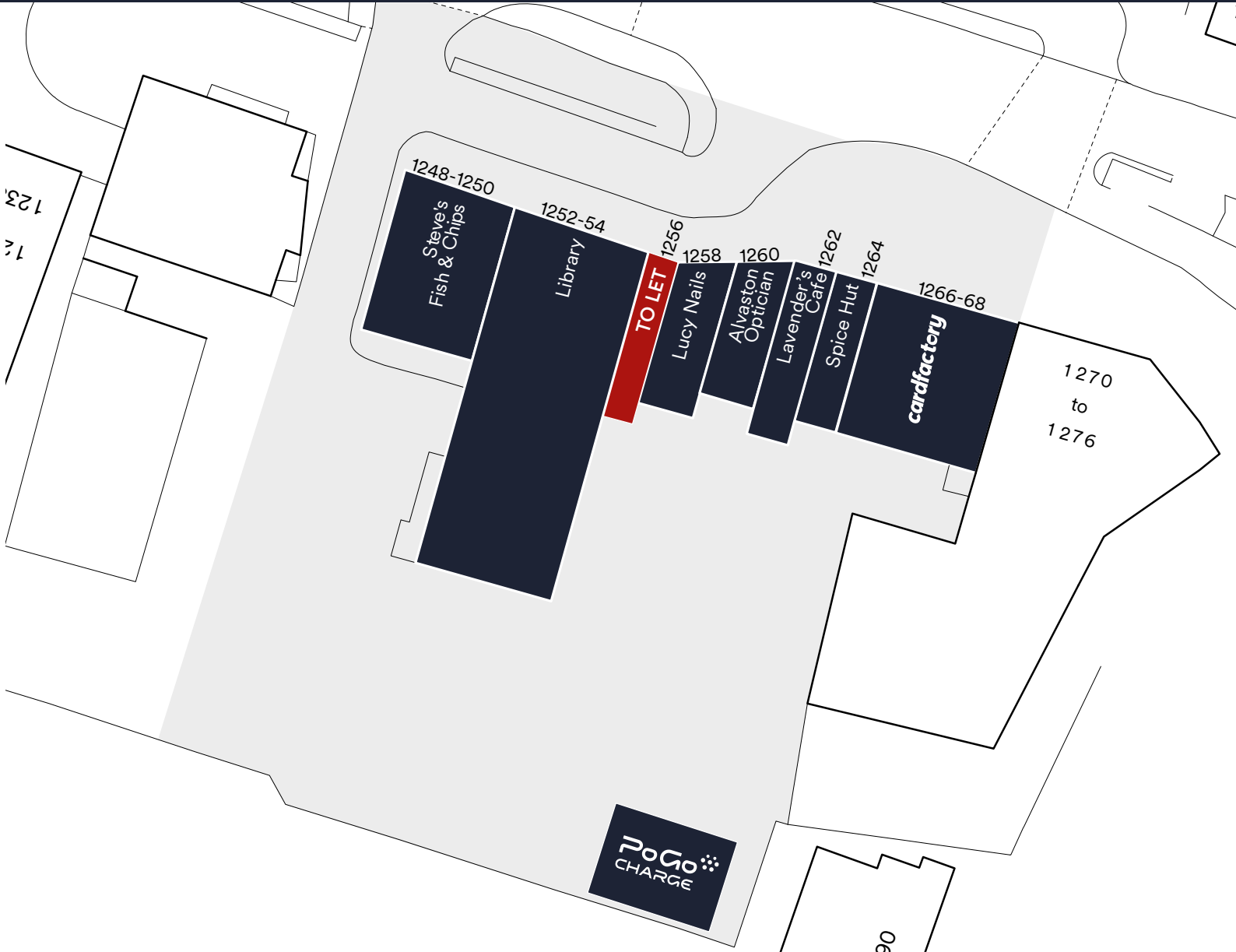
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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

17-03-2025 MAR25