

UNIT 4/5, DERBY RIVERLIGHTS

TO LET

Derby, DE1 2AY



Ground Floor Restaurant/Leisure Unit To Let

Last Unit Available

**AVISON
YOUNG**

UNIT 4/5 DERBY RIVERLIGHTS, DE1 2AY



Quoting Rent

£79,500 pax



Size

13,796 sq ft



Prominent location

**Unique riverside location,
close to main retail pitch**



Planning

**Suitable for a range of
uses within Class E
(subject to planning)**



Drive Time

**Population of c.1,320,000
within a 20-minute drive**



Connectivity

**Excellent public transport
links**

Location

The unit is situated within The Riverlights Centre in Derby. The Riverlights Centre comprises 200,000 sqft arranged over five levels. As well as a key leisure destination, the Riverlights provides an important transport terminus for Derby and is home to Derby's Bus Station and provides the principle drop off for buses in Derby City Centre. Riverside car park provides car parking for in excess of 900 vehicles.

The scheme is located directly opposite The Eagle Market and The Derbion Shopping Centre. The development is situated just outside the primary retail core of Derby, located on Morledge whilst opposite East Street. Occupiers within the development include **Select Convenience, Genting Casinos, Holiday Inn, Premier Inn, Thyme, and Fahrenheit.**

Description

The unit comprises restaurant/leisure accommodation on ground floor and mezzanine level, benefiting from frontage onto Bass Recreation Ground and the River Derwent. The unit was previously utilised as a child's soft play centre, trading as Enjoy.

Accommodation

The premises are arranged over ground floor and mezzanine level providing the following approximate internal floor areas:

Floor	Area (sq ft)	Area (sq m)
Ground Floor	9,383	871.7
Mezzanine	4,413	410.0
Total	13,796	1,281.7

It maybe possible to sub divide the unit to suit individual operators requirements.

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Service Charge

We understand the on-account service charge for the unit is estimated at £15,661 pa.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business Rates

We understand that the property is assessed as follows:

Rateable Value:	£68,000
UBR:	£0.512
Rates Payable:	£34,816

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

EPC

The Energy Performance Asset Rating is D95. A certificate can be made available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

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