



40 Arthur Street, Derby, Derbyshire DE1 3EG

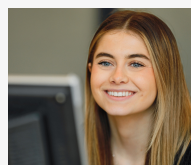
NEWSAGENTS/CONVENIENCE STORE

- ▶ **719 sq ft (66.39 sq m)**
- ▶ **Corner position with return frontage**
- ▶ **Suitable for existing or alternative retail uses**
- ▶ **Popular residential location within close proximity to Derby City Centre**

For enquiries and viewings please contact:



Nick Hosking
07855 423458
nhosking@innes-england.com



Nell Balfour-Farnon
07535 312059
nbalfour-farnon@innes-england.com

Location

The premises is located in a prominent corner position on Arthur Street within the popular Strutts Park Conservation Area, a short distance from Darley Park and the city centre.

Duffield Road is within close proximity providing ease of access to the inner ring road A601 and the A6/A38 network.

Description

The premises comprises a two-storey building with the ground floor available as a retail unit of 719 sq ft.

The ground floor retail unit comprises an open sales area with cabinets and shelving units which will remain in situ. In addition, there is a rear store area in a lean-to extension.

Externally, there is a small fenced and block paved yard suitable for parking for one vehicle.

Accommodation

	Sq M	Sq Ft
Total	66.8	719

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property.

Planning

The premises have an established use as a newsagents and convenience store falling within Class E (Business, Commerce, and Services) of the Use Classes Order 1987 (as amended) and would be suitable for a variety of retail and services uses.

Business Rates

The property is currently listed as a Shop and Premises and has a rateable value of £2,700. Source: VOA

Rent

£13,000 per annum

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

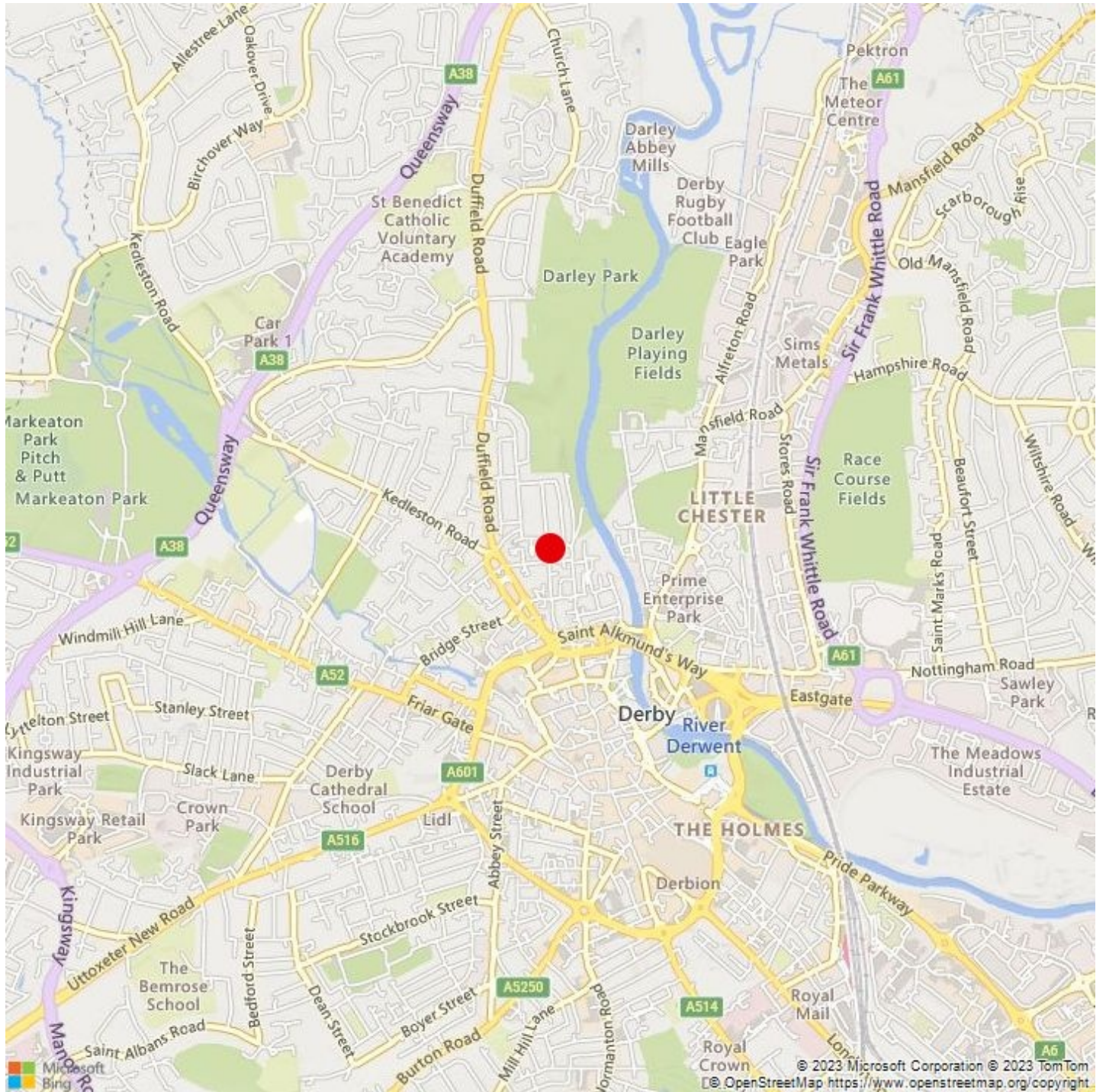
EPC

An EPC is available upon request.

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 08-Apr-2024



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