



51 Abbey Street, Derby DE22 3SJ

OFFICES

- ▶ **Self-contained GF offices of 709 sq ft**
- ▶ **Centrally Located Offices**
- ▶ **Suitable for a variety of uses, STP**
- ▶ **Close proximity to the inner ring road**

For enquiries and viewings please contact:



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Location

Abbey Street is a busy main road linking the inner ring road with the city centre at Curzon Street and is within walking distance of the city centre with all its amenities. The inner ring road is within very close proximity and provides easy access to the A38/A52/A6 network.

There is a pay and display car parking located directly opposite.

Description

The premises comprise a self-contained ground floor office suite with own access off Abbey Street.

The property has a reception area/office, two separate offices, kitchenette and w.c. facilities.

Accommodation

	Sq M	Sq Ft
Ground Floor	65.9	709
Total	65.9	709

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

Services

We understand all mains services are connected to the property with the exception of gas.

Planning

The premises were previously used as offices within Class B1c consent of the Use Classes Order 1987. Interested parties are advised to clarify their use direct with the planning department on 01332 640795

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Business Rates

The premises have a rateable value of £3,400. 100% small business rates relief would be applicable subject to qualifying terms.

Rent

Rental £9,500 per annum exclusive of business rates and utilities.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: C.

Date Produced: 17-Jun-2021



