



530 Burton Road, Derby, East Midlands DE23 6FN

RETAIL

- ▶ **861 sq ft (80.05 sq m)**
- ▶ **Prominent position fronting busy arterial route**
- ▶ **Suitable for a variety of uses subject to planning**
- ▶ **Popular Littleover suburb shopping district**

For enquiries and viewings please contact:



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Location

The property is located in an prominent position fronting Burton Road within the neighbourhood shopping district serving the catchment of Littleover, a popular and affluent suburb approximately 1.5 miles south west of Derby City Centre.

Burton Road is an extremely busy arterial route providing direct access into the city centre and is within very close proximity of the outer ring road.

Nearby occupiers include Co-op Foodstore, Insomnia coffee shop, Iceland and Birds, alongside independent retailers and leisure operators.

There is free on-street parking available on Burton Road serving the local shopping district.

Description

Self-contained ground floor retail unit with full height glazed frontage to Burton Road. The premises comprises a sales area with counter with kitchen, office and wc to the rear.

The premises could be adapted for a variety of uses.

Accommodation

	Sq M	Sq Ft
Sales Area	70.5	759
Ancillary	6.1	66
Store	3.3	36
Total	80	861

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

Planning

The premises current have a Sui Generis use as a Betting Shop although is suitable for a variety of uses within Class E (Business, Commerce & Services) of the Use Classes Order 1987 (as amended), subject to change of use. Interested parties are advised to clarify their own use direct with the local planning department on 01332 604795.

Tenure

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

Business Rates

The property is currently listed as Betting Shop and Premises and has a rateable value of £13,500. Subject to status the tenant might qualify for 100% rates relief. Source: VOA website

Rent

Rental £25,000 per annum exclusive of VAT and business rates if applicable.

VAT

The position regarding VAT is to be confirmed.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

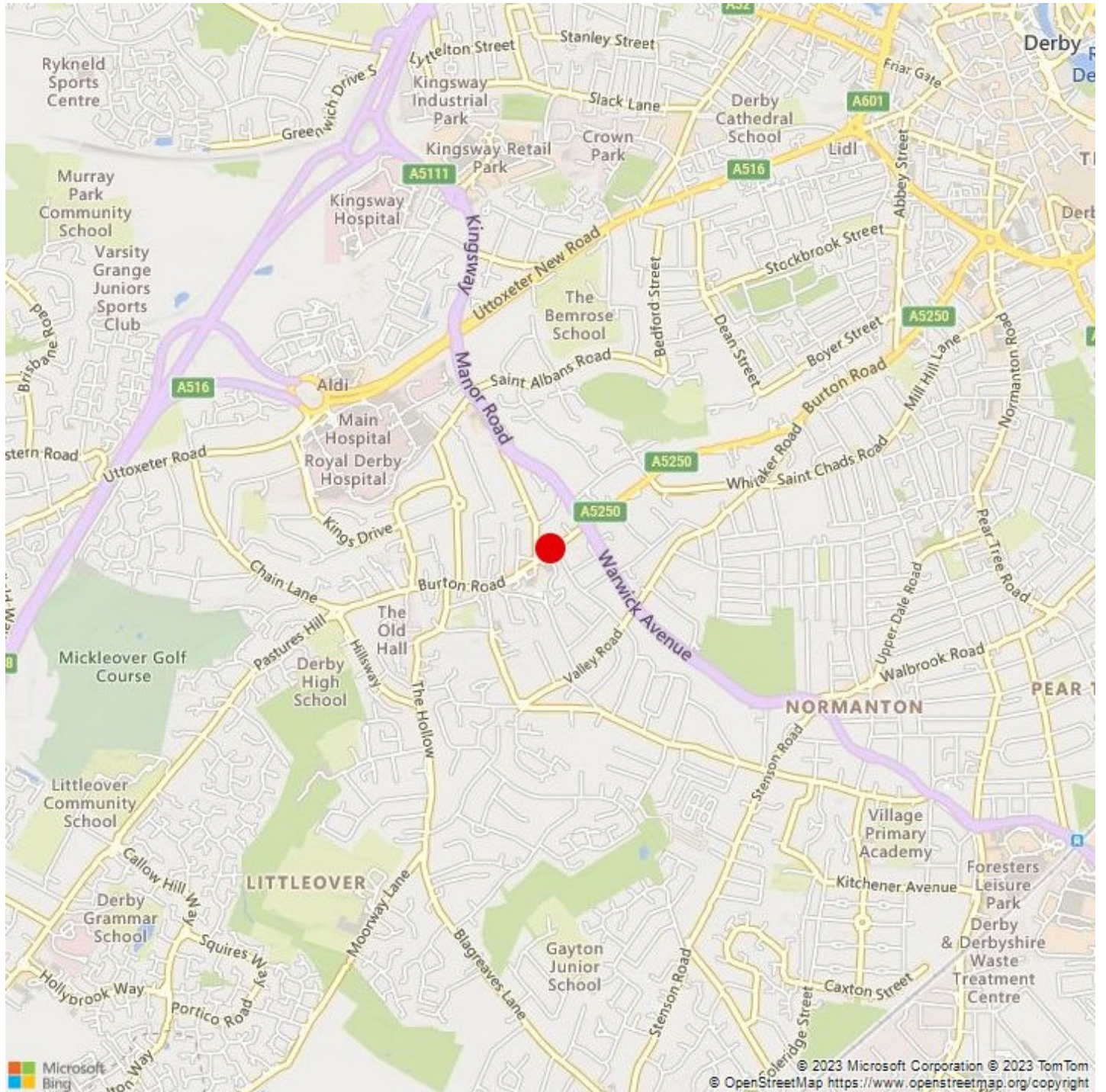
An EPC has been requested and will be available on request.

Viewings

Viewings are by appointment with sole agents Innes England

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