



**20 Leopold Street, Derby, East Midlands DE1 2HE**

## **TAKEAWAY/RETAIL**

- ▶ **434 sq ft (40.3 sq m)**
- ▶ **Fully fitted as a takeaway**
- ▶ **Located adjacent to Normanton Road and close to inner ring road**
- ▶ **Available to let or for sale on 999 year long leasehold**

For enquiries and viewings please contact:



**Debbie Thompson**  
07974 663063  
[dthompson@innes-england.com](mailto:dthompson@innes-england.com)



**Nick Hosking**  
07855 423458  
[nhosking@innes-england.com](mailto:nhosking@innes-england.com)

## Location

The property is located on Leopold Street, adjacent to Normanton Road and directly opposite the College Retail Park where new occupiers Dunkin Donuts, Wendys and Starbucks opened in last 2023.

Leopold Street is located close to the inner ring road and a few minutes walk from the heart of the city centre.

The surrounding location is a mix of commercial and residential.

## Description

Self-contained ground floor retail premises fitted as a takeaway.

There is a large customer waiting area with full height glazed frontage and roller security shutter. The kitchen is lined with stainless steel panels and has a range of catering equipment, sinks and extraction canopy. To the rear there is a small storage area and w.c. accommodation. The premises has a suspended ceiling throughout with strip lighting.

## Accommodation

	Sq M	Sq Ft
Ground Floor	40.3	434
<b>Total</b>	<b>40.3</b>	<b>434</b>

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

## Services

All mains services are attached to the property.

## Planning

The premises were previously used as a takeaway. Interested parties are advised to clarify their own use 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.

Alternatively the premises are available for sale on a 999 year long leasehold.

## Business Rates

The property is currently listed as Shop and Premises and has a rateable value of £6,000. Subject to status the tenant might qualify for 100% rates relief. Source: VOA

## Price/Rent

Rental £12,000 per annum.

Sale guide £125,000

## 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

An EPC will be provided on application

## Viewings

Viewings are by appointment with sole agents Innes England

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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