



107-109 St Peters Street, Derby, Derbyshire DE1 2AD

PRIME CITY CENTRE FREEHOLD

- ▶ **5,767 sq ft (535.7 sq m)**
- ▶ **Ground floor and part first floor refurbished to an extremely high standard**
- ▶ **Excellent position with high footfall**
- ▶ **Close to the main entrances into Derbion Shopping Centre**

For enquiries and viewings please contact:



Nick Hosking
07855 423458
nhosking@innes-england.com



Debbie Thompson
07974 663063
dthompson@innes-england.com

Location

The property is located in a prime position on St Peter's Street between two main entrances into the Derbion shopping centre.

St Peter's Street is the main pedestrian thoroughfare through the city centre and benefits from excellent footfall.

Description

Prime city centre retail premises with fully glazed double frontage.

The ground floor has been refurbished to an extremely high standard as a nail and beauty salon with tiled floors throughout, recessed spot lighting and air conditioning. The large open plan sales area leads to the rear section providing 2 consultation rooms each with a sink and vanity unit and 2 large w.c.'s

The first floor has been refurbished to the front section again to a high standard with laminate flooring and provides a large open plan ancillary area, walk in shower room, fitted kitchen and 3 small partitioned rooms.

The rear section of the first floor and second floor is in a shell condition ready to accept occupiers own fit-out

Accommodation

	Sq M	Sq Ft
Ground Floor	201.3	2,167
First Floor	157.1	1,691
Second Floor	177.3	1,909
Total	535.8	5,767

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

Planning

The ground floor currently has consent for Sui Generis as a Nail and Beauty Salon and would therefore a new occupier would require planning for a change of use for an alternative uses. Interested parties should clarify their own use direct with the local planning department on 01332 604795.

Tenure

The property is available freehold with vacant possession.

Business Rates

The property is currently listed as Shop and Premises and has a rateable value of £25,000. The UBR for 2024/2025 will be 49.9p. Interested parties are advised to clarify the rates payable direct with the local authority: Source VOA website

Price

Freehold guide £500,000

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

A new EPC is being undertaken and will be available on request. The previous EPC was D (88)

Viewings

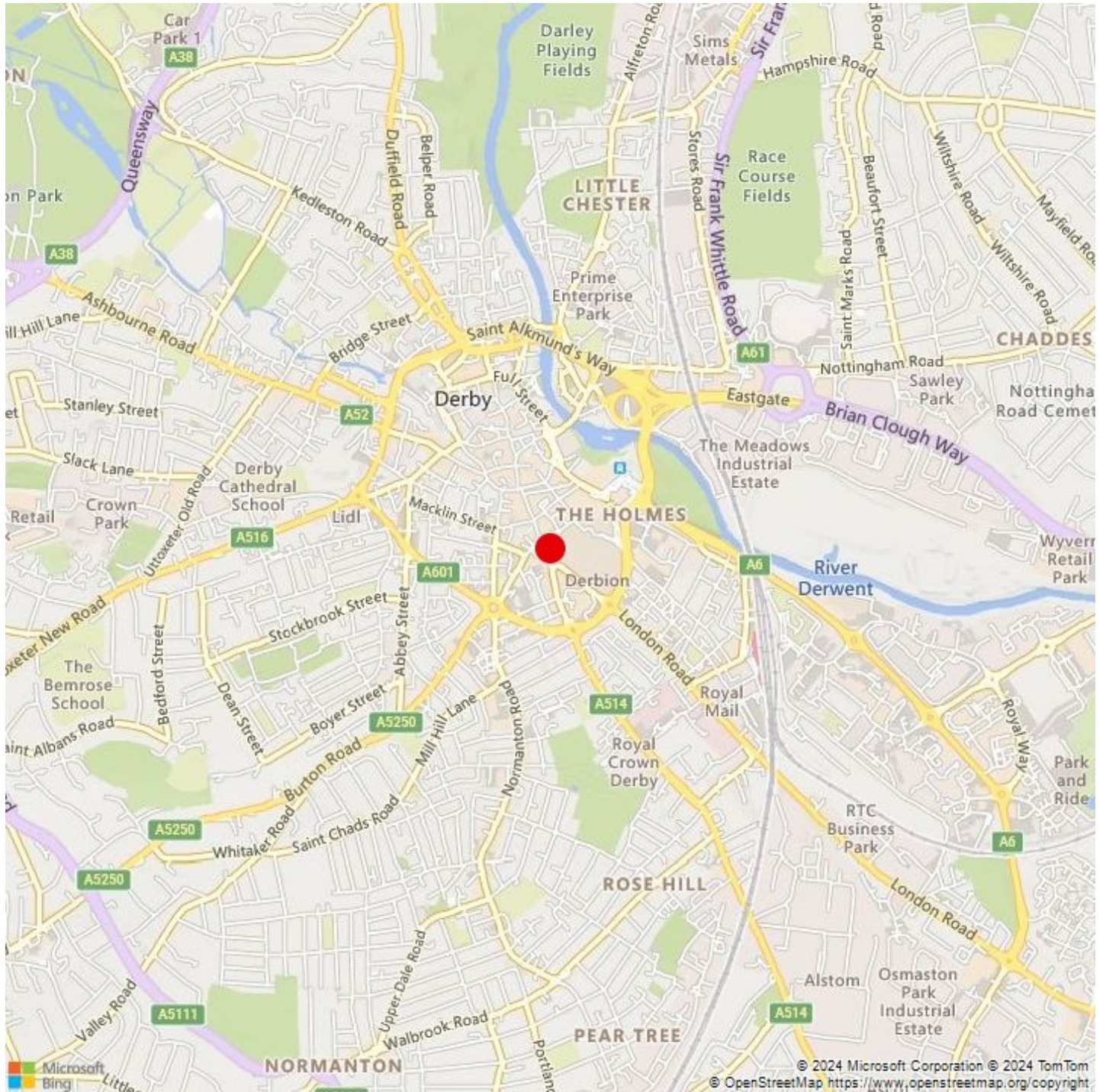
Viewings are by appointment with sole agents Innes England

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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