



**8, Siddals Road, Derby, East Midlands DE1 2PY**

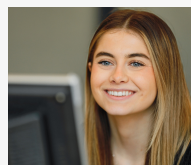
## **LEISURE/SHOWROOM**

- ▶ **16,232 sq ft (1,508 sq m)**
- ▶ **Former car showroom, more recently occupied as soft play centre**
- ▶ **Suitable for a variety of commercial uses**
- ▶ **Excellent location adjacent inner ring road and Derbion Shopping Centre**

For enquiries and viewings please contact:



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## Location

The property is located at the corner of Copeland Street and Siddals Road, overlooking the Derbion shopping centre on Traffic Street (inner ring road) and within a short walk of both the Riverlights bus station and Derby railway station.

Derby has excellent communication links via the A38/A50/A52/A6 network providing easy access to the M1, J24 and J25.

## Description

Former car showroom, converted to a soft play centre on an overall site area of 0.88 acres.

The property is of steel frame construction and comprises a large atrium style former showroom to the front with powder coated metal framed double glazed windows and roof, concrete floor with carpeted finishes. To the rear is a two bay former workshop of steel frame construction with blockwork infill and profile metal sheet elevations and roof. Eaves height of 4.75 metres. The unit has ducted heating, additional AmbiRad heating plus low energy lighting units. The premises includes a mezzanine first floor with suspended ceiling and integral lighting and comprises a café with catering kitchen and counter. Additionally, the first floor occupies male and female w.c.'s.

There is a separate industrial unit of steel portal frame construction, with profile metal sheet elevations and roof with translucent roof lights. Eaves height of 3.35 metres. The unit benefits from ceiling mounted gas blower heater, has strip lighting, up and over loading door and has a concrete floor.

Externally there are 15 car parking spaces in a serviced car park let to Excel and a further 34 spaces providing customer parking for the unit.

## Accommodation

	Sq M	Sq Ft
Ground Floor Leisure Unit	1,186.1	12,768
First Floor Leisure Unit	171.6	1,847
Ground Floor Industrial Unit	150.2	1,617
<b>Total</b>	<b>1,508</b>	<b>16,232</b>

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

## Planning

The premises has consent for a Trampoline Centre (formerly D2) and associated cafe (formerly A3) and now falls under Class E (Commercial, Business and Services use) making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries. Also suitable for a variety of other commercial uses, including showroom, subject to any necessary planning.

## Tenure

The premises are offered as a lease assignment, full details on request. Alternatively a new lease could be negotiated for a term to be agreed.

Alternatively the property may be available for sale with vacant possession - full details on application.

## Business Rates

The property is currently listed as Trampoline Park and premises and has a rateable value of £54,500. Source: VOA website.

## Price/Rent

Price on application

## 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

The premises have an EPC assessment of: E (106).

## 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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