



**25 Corn Market, Derby, Derbyshire DE1 2DP**

## **RETAIL/OFFICES**

- ▶ **4,321 sq ft (400.99 sq m)**
- ▶ **Located in the heart of the city centre**
- ▶ **Nearby occupiers include Primark, Caffe Nero, Savers, Cosy Club and Subway**
- ▶ **Suitable for a variety of retail and office uses**

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 Corn Market within one of the key pedestrianised shopping areas in the heart of Derby city centre and close to the junction with St Peter's Street and Victoria Street.

Nearby occupiers include Primark, Superdrug, Haarts, Bagshaws and Leaders estate agencies. Leisure operators include Book Cafe, Caffe Nero, Cosy Club, Carnero Lounge and Boo Burger.

Phase 1 of the nearby Becketwell scheme is completed with the new 3,500 capacity performance venue under construction.

### Description

Attractive city centre retail premises with ancillary first and second floor accommodation.

The ground floor has full height glazed frontage that is sympathetic to the period nature of the building with detailed ironwork on the first floor. There are currently two partitioned offices within the ground floor although these can of course be removed to provide an open plan sales area. There is a suspended ceiling with LED light panels and air conditioning.

The first floor has a large staff kitchen along with a range of individual offices and w.c. accommodation and has a suspended ceiling with recesses spot lighting and air conditioning.

The second floor is in a shell condition and offers ancillary storage space.

### Accommodation

	Sq M	Sq Ft
Ground Floor Sales	65.1	701
First Floor Offices	110	1,184
Second Floor Storage	189.8	2,043
Basement	36.5	393
<b>Total</b>	<b>401.4</b>	<b>4,321</b>

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

### Planning

The premises have Class E (Business, Commerce and Services) consent under the Use Classes Order 1987 (as amended) and would be suitable for a variety of uses. Interested parties are advised to clarify their own 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 property is currently listed as Shop and Premises and has a rateable value of £25,500. The UBR for 2023/2024 will be 49.9p. Interested parties are advised to clarify the rates payable direct with the local authority: Source VOA website

### Rent

Rental £40,000 per annum exclusive of VAT, business rates and other outgoings.

### 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

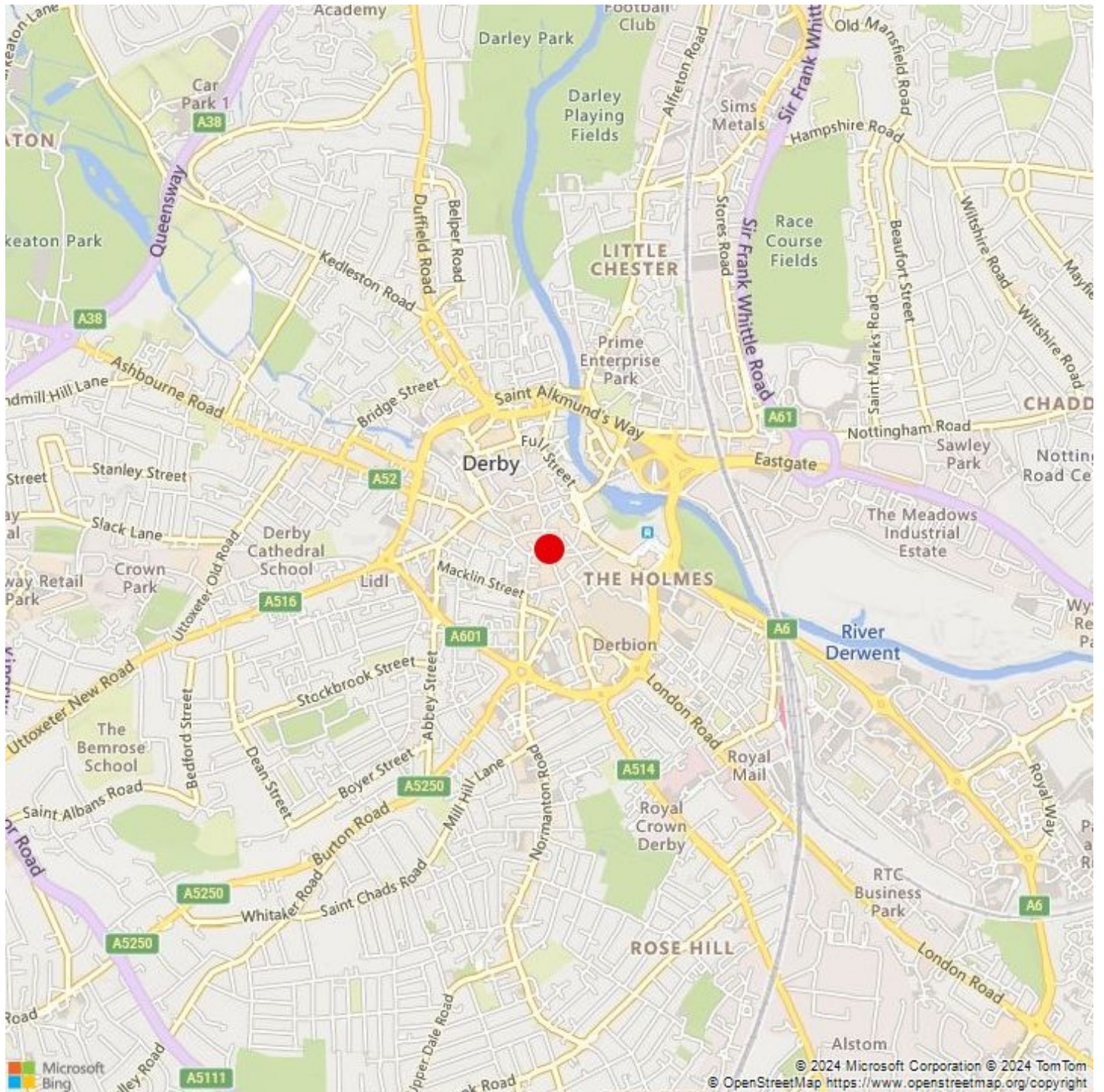
An EPC will be available on request

### Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 14-Jun-2024





Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE