

# 8 & 9 Browning Circle

Derby, Derbyshire, DE23 8AR

Two retail units available to lease

**33.92 – 84.07 sq m (365 - 905 sq ft)**

## TO LET

- Rare retail opportunity in Derby
- Two separate retail units available for lease
- Gas installation to No. 8
- Potential for a double frontage
- New lease available immediately



## RETAIL OPPORTUNITY



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NG Chartered Surveyors

Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

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## LOCATION

Browning Circle sits in the Normanton Area of Derby, within a small flourishing retail parade in the heart of a local community.

The location boasts great transport links via bus to Derby City Centre and Peartree railway station is situated less than 1 mile away.

## DESCRIPTION

No. 8 consists of a ground floor sales area, large kitchen space, a separate rear office and W/C. The premises also have a gas fed 'wet' heating system.

No. 9 comprises a ground floor sales area, including a rear office space and separate W/C. No gas.

## ACCOMMODATION

The properties have the following approximate net internal floor areas, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	sq m	sq ft
No. 8	50.24	540
No. 9	33.92	365

## SERVICES

All mains services are evident within the properties, with the exception of No. 9 which has no gas supply. We can provide no warranty with regard to the capacity or connectivity.

## EPC

The EPC details can be provided by the agent upon request.

## TOWN & COUNTRY PLANNING

We understand the properties have an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## BUSINESS RATES

Charging Authority: Derby City Council  
 Description: Shop and Premises  
 Rateable Value: **No. 8** - £5,300  
 Period: 2023/24

Charging Authority: Derby City Council  
 Description: Offices and Premises  
 Rateable Value: **No. 9** - £5,300  
 Period: 2023/24

## TENURE

The properties are to be let by way of full repairing and insuring lease on a terms of years to be agreed.

## RENT

**No. 8** £10,500 per annum  
**No. 9** £7,000 per annum

## VAT

VAT is not applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

## SUBJECT TO CONTRACT

Viewing by prior appointment only.

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