

## DERBY – 46 Nottingham Road (A6005), Spondon, DE21 7NL Proposed Retail Unit



- Proposed New Retail Unit.
- c.5,252 sq ft (487.93 sq m) retail unit opportunity, with substantial shared car park.
- New FRI Lease available.
- Prominent location on busy thoroughfare.
- Excellent retail opportunity, STP.

### Location

The property is located in a prominent position fronting the A6005 Nottingham Road in Spondon, approximately 3 miles to the east of Derby City Centre. Nottingham Road is a busy thoroughfare linking the main A52 with Spondon itself and Borrowash, Ockbrook & Draycott beyond. The site is a 5 minute drive from J25 of the M1. B&Q and an ASDA Superstore are situated close by.

The immediate locality provides a mix of dense residential and commercial accommodation. The site is adjacent to a Total PFS and local retail & hot food takeaway units.

### Description

The property comprises a former B&Q retail warehouse (who moved to larger premises nearby) and which is currently operated as a snooker hall, bar and function room.

The intention is to divide the space to provide a self-contained retail unit, with the remaining space being retained by the owner for its continued use.

It should be noted that the roof of the property is brand new, having recently been replaced.

Externally, there are a minimum of 32 customer parking spaces to the front with 20 further spaces to the rear. Servicing access is either to the rear or potentially via the side of the unit.

### Accommodation

Subject to verification on completion of the works, the proposed unit would provide the following approximate floor area on a GIA basis:

<b>GF</b>	<b>5,252 sq ft</b>	<b>487.93 sq m</b>
<b>Mezz</b>	<b>2,034 sq ft</b>	<b>189.00 sq m</b>
<b>TOTAL</b>	<b>7,286 sq ft</b>	<b>676.93 sq m</b>

### Business Rates

We understand from the VOA and the Local Authority that the premises are currently assessed as follows:

Description:	Club & Premises
Rateable Value:	£33,250
Rates Payable 14/15:	£16,026.50

The rating assessment will need to be revisited once the proposed division works are completed.

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## Planning

We understand that the premises currently have consent for: **Class D2 –Assembly & Leisure Use.**

The premises have previously had consent for **A1 Retail Use**, and would suit retail purposes again, STP. Interested parties are advised to rely on their own enquiries of the Local Planning Authority, Derby City Council.

## Terms

The proposed unit is available by way of a new effective Full Repairing and Insuring Lease for a term of 15 years, at a rent to be agreed.

## Agents Note

Our clients may consider a New Lease of the entire property extending to approx. 14,897 sq ft (1,384 sq m) to include the mezzanine. Further details upon application.

## Service Charge

A service charge to cover the cost of maintaining any common parts will be put in place.

## Energy Performance Certificate

An Energy Performance Certificate will be provided on completion of the new unit.

## VAT

All figures are exclusive of VAT unless otherwise stated, and the VAT position is reserved.

## Additional Photos

Additional photographs of the property are available to view in our Flickr album by clicking [here](#)

## Viewing/Information

**STAFF ARE CURRENTLY UNAWARE OF THE PROPOSED DISPOSAL AND SO ALL VIEWINGS ARE STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS:**

**Charles Trafford**

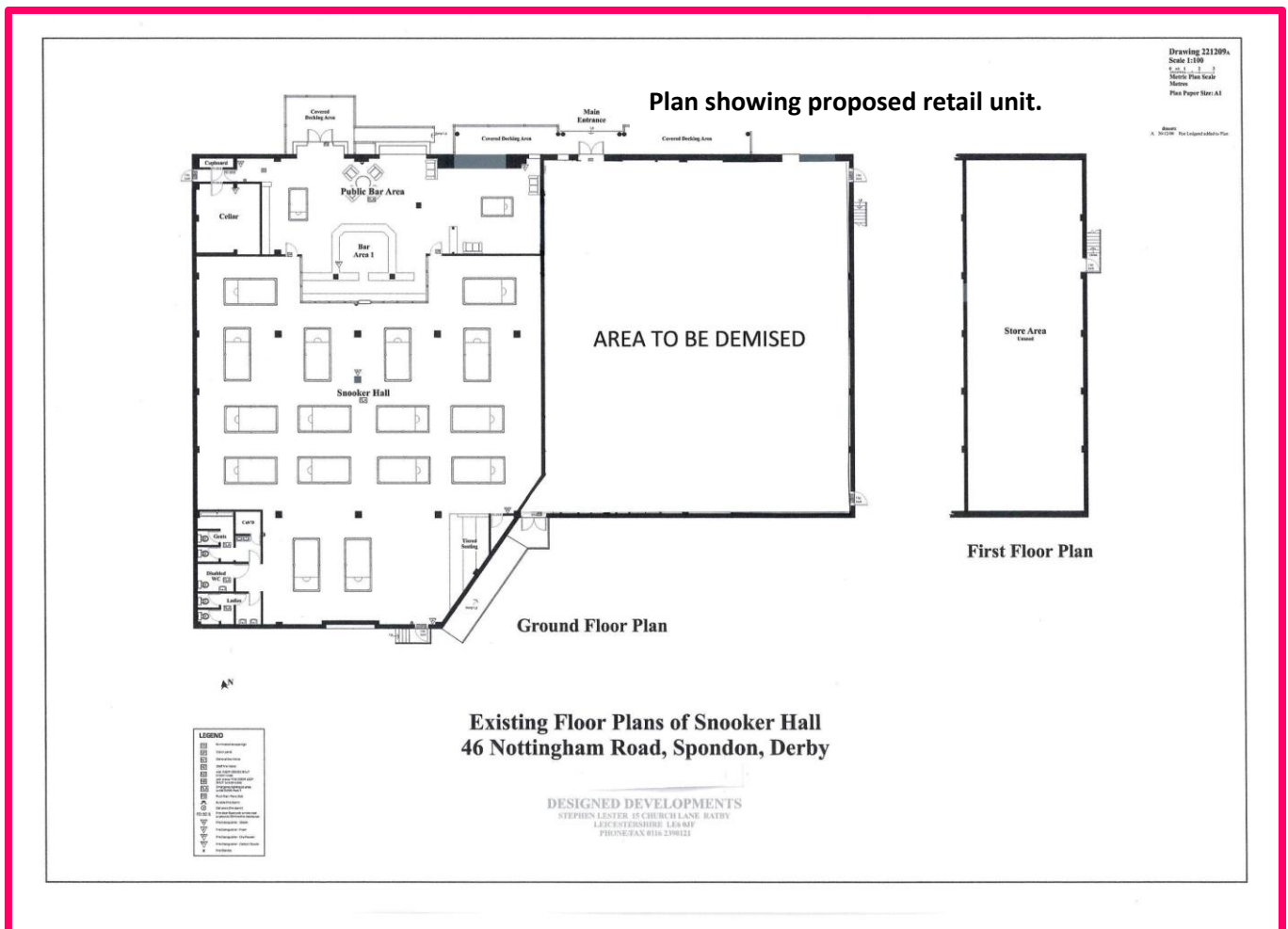
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**Details Updated**

October 2014



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