



ROB ALSTON
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**PRIME
SHOP LEASE
AVAILABLE**



DERBY

SU249/SU250 DERBION, DE1 2BL .

LOCATION

Derby is a substantial East Midlands city with a resident population of 275,000 and benefits from excellent communications being 10 miles west of the M1 motorway and 15 miles from East Midlands Airport.

Derbion is the undoubted prime retail location in the city centre and contains in excess of 200 retail outlets together with an excellent F&B /leisure offering.

DESCRIPTION

The property comprises a double fronted retail unit located on the first floor of the shopping centre adjoining **Beaverbrooks** and other nearby occupiers include **M&S, Frasers, Next, Zara, Goldsmiths, Clarendon Fine Art** etc.

ACCOMMODATION

Ground Floor Area	1,983 sq ft	sq m
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The property also benefits from having a remote storage area.

EXISTING LEASE TERMS

The property is held by way of a full repairing and insuring lease expiring on 31st October 2028 at a passing rental of **£70,000 per annum** exclusive.

A nominal rental is paid in addition for the remote storage.

ASSIGNMENT TERMS

The property is available by way of a NIL premium assignment.

RATES

Rateable Value (2026)	£56,000
Rates Payable	Interested parties are advised to make their own enquiries regarding rates payable for 2026/27.
Service Charge	The current annual service charge is £29,620 per annum.

VIEWING

As the staff are unaware of this impending disposal viewings are **STRICTLY** by prior appointment via **ROBERT ALSTON (07768 650446)**

EPC

A copy of the Energy Performance Certificate is available on request.

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LEVEL 2

shop @ DERBION

Key

- Entrance
- Car park
- Lifts
- Escalators
- Stairs
- Toilets



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