

TO LET | £15,000 Per Annum Exclusive

Quality Office suite with parking



First Floor, 24-28, St Peters Churchyard, Derby, Derbyshire,
DE1 1NN

1,838 Sq Ft | 170.75 Sq M

DB

DAVID BROWN



COMMERCIAL



Location

St Peters Churchyard is a partially pedestrianized thoroughfare linking St Peter's Street to Green Lane, in the heart of Derby City Centre.

The subject property is on the north side of the road, close to the junction with Green Lane.

The road is to form a main point of pedestrian access from the bus station at Riverlights to the new 3,400 seat at Becketwell Arena performance venue.

Description

The property comprises a first floor office suite within a larger, attractive 3 storey mid-terrace property of full brick elevations beneath a pitched tiled roof.

The suite provides an open plan space, a partitioned meeting room, partitioned office/store and a kitchen. There are shared male and female WC facilities located within the communal stairwell.

Internally the property offers high specification office benefiting from carpeted floors, painted plaster walls, suspended ceilings, LED lighting and gas fired radiators.

The property has 2 dedicated on site parking spaces within a shared rear car park.

Accommodation

We have measured the property according to Net Internal Area (NIA):

Description	Sq Ft	Sq M
Offices	164	15.24
Kitchen	58	5.39
TOTAL NIA	1,838	170.75

Tenure

Leasehold.

Services

Mains electricity, gas, water and drainage are connected to the property.

Planning

Use Class E

VAT

VAT is applicable at the prevailing rate.

Deposit

A deposit may be payable subject to status.

Business Rates

£12,250 as of the 2023 VOA rating list.

Service Charge

A service charge will be payable by the tenant for the maintenance of common areas not included within the demise. We understand the cost of this is £960.00 + VAT per annum.

Lease Terms

The property is available to let on new full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

EPC

An EPC is in preparation.

Insurance

The landlord insures the property and the tenant is responsible for reimbursing a proportion of the premium annually.

Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

Additional Information

Rent

£15,000 Per Annum Exclusive

Viewing

Viewing is strictly by prior appointment please contact Ash Elliott for further information.

Ash Elliott

01332 200 232

aelliott@davidbrownproperty.com

