



Chartered Surveyors

2 Browning Circle

Derby, DE23 8AR

To Let: £110/week



Popular Retail Parade

- Retail Unit – Former Salon
- Good on street parking

2 Browning Circle

Derby, DE23 8AR

Location

Situated in the Normanton Area of Derby, Browning Circle is the hub of the local community, close to the railway station at Peartree and with good bus routes and access links leading to and from Derby City Centre.

Description

This retail unit was a former hair salon and comprises of a front retail area, kitchen, toilet and store area.

Accommodation

Gross Internal Floor Area –

• Retail area	264.36sq ft (max)	24.56 sq m
• Kitchen	43.92 sq ft	4.08 sq m
Total	308.28 sq ft	(28.64 sq m)

To Let

£110 per week. Payable calendar monthly

No VAT applicable

Rateable Value

Property Description: Shop and Premises

Rateable Value: £3,698

Tenant may qualify for small business rate relief.

EPC

The Energy Performance Rating for this building is D.

You can find the EPC certificate by following this link:

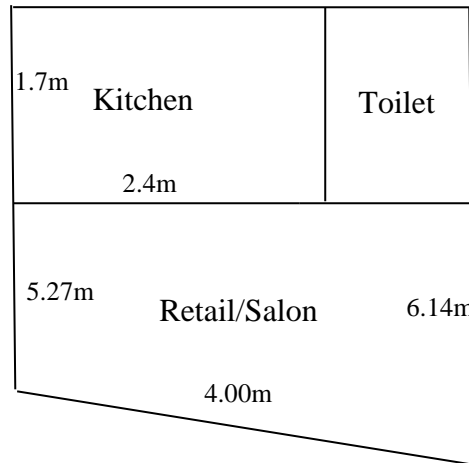
<https://www.ndepcregister.com/reportSearchAddressListReports.html?id=74b7100a9202e56ff0591fb2f90d96fd>

Viewing

Strictly by appointment with sole agents,
Milner Commercial Chartered Surveyors.

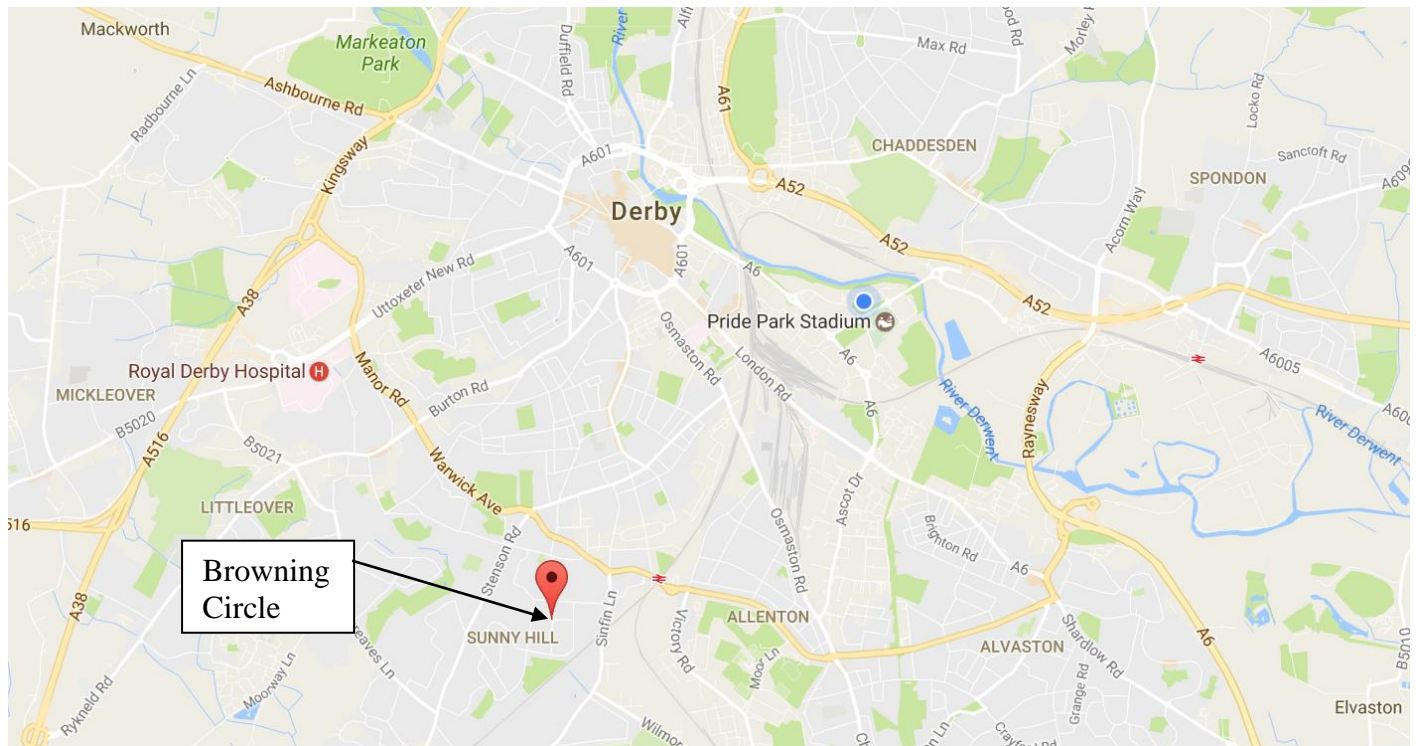
Contact Peter Milner
phm@milnercommercial.com
01332 734 734

Floor Plan



Not to scale

Location Plan



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