



Chartered Surveyors

95 Nottingham Road

Derby, DE1 3QR

To Let: £6,250 pax



Ground floor self-contained retail opportunity in fantastic DE1 location

- 523 ft² (49 m²) Net Internal Area
 - Excellent transport links
- Ideal for a range of occupiers
 - Available on flexible terms

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Location

Prominent location situated within a run of both residential and retail use on Nottingham Road with the A52 Dual Carriageway and the A601 Ring Road just a short distance away. Nottingham Road is a tributary to Sir Frank Whittle Road, St Alkmund's Way and Pentagon Island; all major roads which provide excellent transport links across the wider area.

Description

Ground floor self-contained retail premises benefiting from a return frontage to Robert Street and Nottingham Road. The property consists of open plan sales accommodation, together with rear sales/office space and further storage and WC facilities to the rear of the premises.

Accommodation

Retail Sales Area	194 sq ft	18 sq m
Office/Further Sales	219 sq ft	20.33 sq m
Rear storage	70 sq ft	6.5 sq m
Toilet & small store		
Total	483 sq ft	44.9 sq m

Services

It is understood all mains services are connected or available.

Rates

Property Description: Shop and Premises
Rateable Value: **£1,875**

Tenure

Leasehold; Available on flexible terms to suit.

Legal Costs

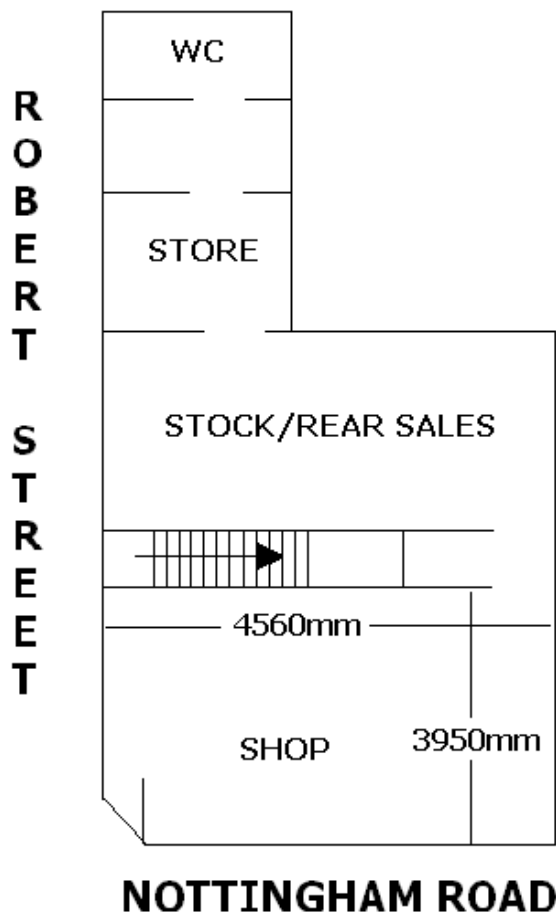
The Tenant will be responsible for the Landlord's legal costs incurred in the proposed transaction.

Viewing

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

Contact – Peter Milner
phm@milnercommercial.com
01332 734 734

Floor Plan



Energy Performance Certificate

Non-Domestic Building



95 Nottingham Road
DERBY
DE1 3QR

Certificate Reference Number:
9090-3990-0339-0490-5024

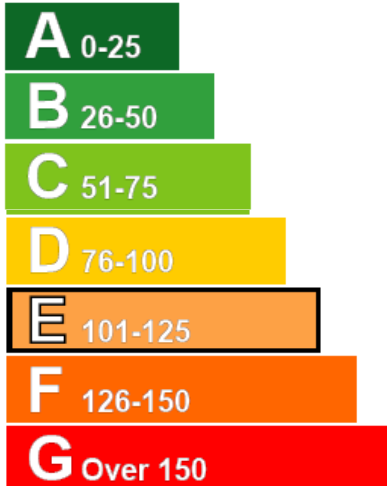
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 108 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	51
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	131.77

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
72	If typical of the existing stock



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