

FOR SALE

1-6 East Street, Derby, Derbyshire, DE1 2AU

INCOME PRODUCING RETAIL UNITS
situated on a busy high street

£1,000,000

 plus VAT

Reflecting a net initial yield of 10.21%
assuming purchaser's costs of 6.14%



Nearby retailers
include:

 **GREGGS** *Ladbrokes*  **nationwide** **TKmaxx**

- Prime pedestrianised high street location in Derby city centre
- 4 x Retail units
- Income of £103,000
- 8,405 sq ft of retail & leisure accommodation



Tenancy Schedule

Unit	Occupied/Vacant	Start Date	Term (yrs)	Next Review Date	Next Break Date	Expiry Date	Rent deposits (£)	Rent (£)	Area Sq Ft	Use / Comments
1 East Street	Haileen Abdullah Salat	20-05-2025	6			19-05-2031		32,000	3,852	Shop
2 East Street	Good Thai Derby Ltd	21-04-2026	6			20-04-2031		26,000	1,371	Restaurant
4 East Street	Thao Phuong Le	03-08-2016	10			02-08-2026		22,000	1,565	Shop
6 East Street	Megatech IT Services Ltd	16-12-2024	10			15-12-2034		23,000	1,617	Shop
TOTAL								103,000	8,405	

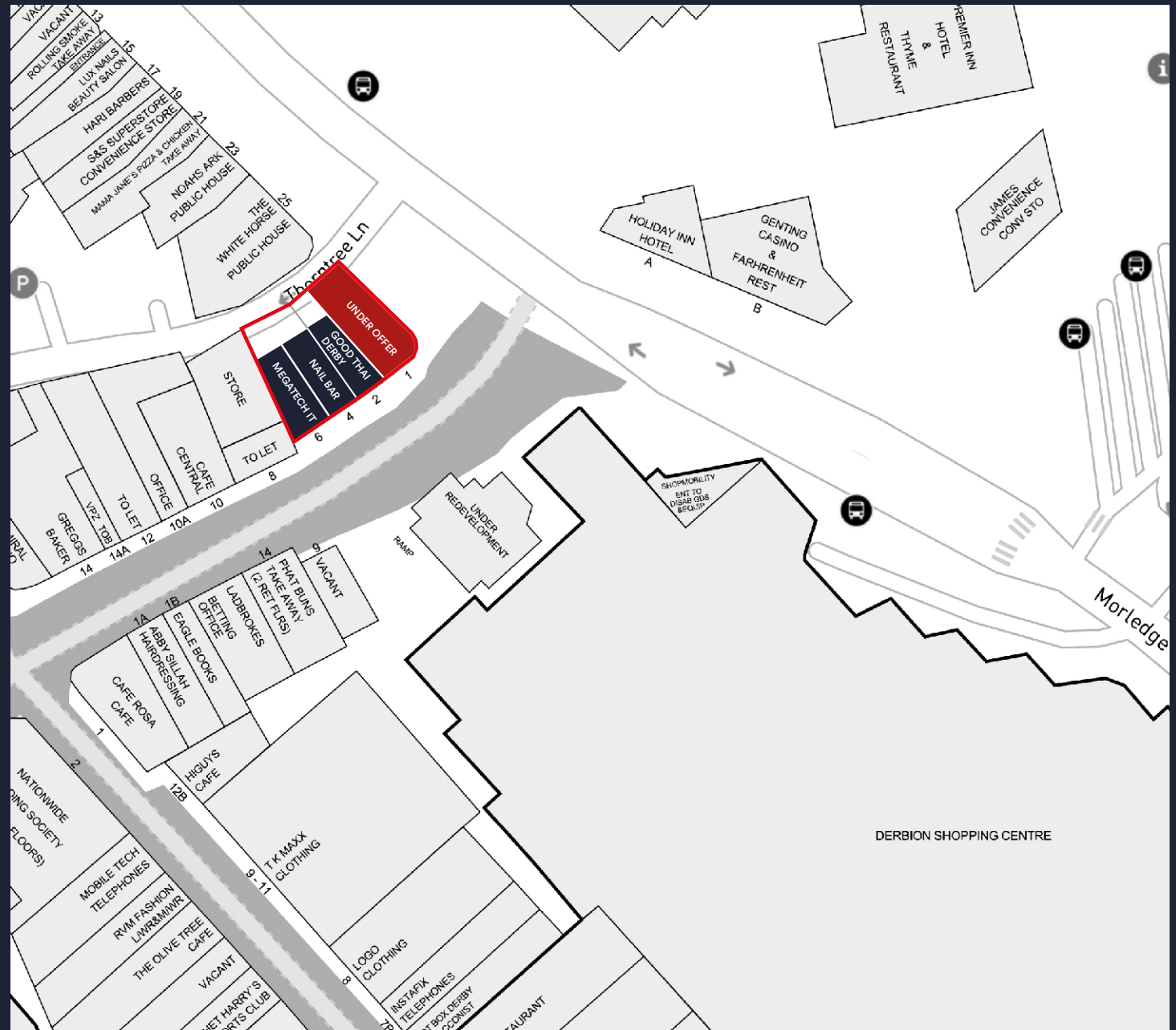


GREAT RETAIL OPPORTUNITIES

Description

The property comprises a fully let parade of retail units laid out over ground, first, second and third floors. Each unit benefits from a modern glazed shop front. The upper floors provide ancillary accommodation. There is a car park to the rear of the building accessed via Thorntree Lane with loading also via the rear.

- Busy pedestrianised location
- Close to the entrance of Int Derbion and Derby Bus Station
- Local population of circa 250,000
- Popular and busy city
- 13 miles to the M1



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PROMINENT RETAIL LOCATION

Location - DE1 2AU

Derby is a major East Midlands city with a resident population of approximately 256,800 and 2.1 million within a 45 minute drive time. The city is home to a renowned university and major employers such as Rolls Royce, Toyota, Bombardier and Vaillant boasting a world leading advanced manufacturing industry and the highest average UK salary outside of London and the home counties (source Marketing Derby). Derby has benefitted from over £4 billion of inward investment since 2011 with the Vaillant Live Arena and refurbished Market Hall having recently opened to great success.

The property is located on East Street within Derby city centre's prime high street, which is a high footfall retail and leisure location connecting the main city bus station, the Derbion Shopping Centre and St Peters Street. Directly opposite, the Eastern Gateway project, revamping the former Eagle Centre Market entrance to the Derbion, is underway and set to provide a massive boost to this location. Nearby occupiers include Greggs, Nationwide, TK Maxx, Genting Casino, Admiral, Phat Buns and more.



SERVICES

Each tenant are responsible for their own utilities.

ENERGY PERFORMANCE

Further information available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWING

Strictly via prior appointment with the appointed agent:

Owned and Managed by



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*Potential occupiers to make own enquiries to clarify accuracy of data

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