

To Let



Derby

71 St Peters Street, Unit 1&3 St Peters Mall, DE1 3AB

Ground Floor 824 sq ft (77sq m)

Rent on Application

Option to Split Available

Location & Description:

- **St Peters Mall is situated in the heart of Derby City Centre connecting external St Peters Street to the internal Derbion Shopping Centre, which is a scheme comprising circa 1.3 million sq ft of retail and leisure space.**
- **St Peters Mall is home to a number of occupiers including Grape Tree, White Rose, Utilita and many more.**

Demise:

Ground Floor Sales 824 sq ft (77 sq m)

First Floor 662 sq ft (62 sq m)

Second Floor 596 sq ft (55 sq m)

The accommodation has the potential to be split into up to 3 small kiosk units, subject to consents.

Rent:

Available upon request.

Lease:

New FRI lease for a term to be agreed.

Service Charge:

On-account service charge stands at approximately £15,151.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £21,750.

Date Prepared:

March 2024

Subject to Contract

Contact Us:

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