

Leeds Office: 0113 388 4848

# To Let



Derby

Upper Floor, 1 St Peters Way, St Peters Mall, DE11SJ

2,183 sq ft (203 sq m)
Rent on Application
Subject to Vacant Possession - Available April 2024



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## **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:

Sales Area: 2,183 sq ft (203 sq m)

The premises have previously been used for a hair salon and suitable for retail, office, service uses etc. subject to relevant consents.

### Rent:

Available upon request.

#### Lease:

New FRI lease for a term to be agreed.

## **Service Charge:**

On-account service charge stands at approximately £14.386.

## EPC:

Available upon request.

## Legal and professional fees:

Each party to bear their own costs.

## Rating Assessment:

Rateable Value (April 2023) - £12,000.

## **Date Prepared:**

March 2024

## **Subject to Contract**

## **Contact Us:**

## Kiera McLaughlin

07591 835776 kiera@barkerproudlove.co.uk

## **Mark Proudlove**

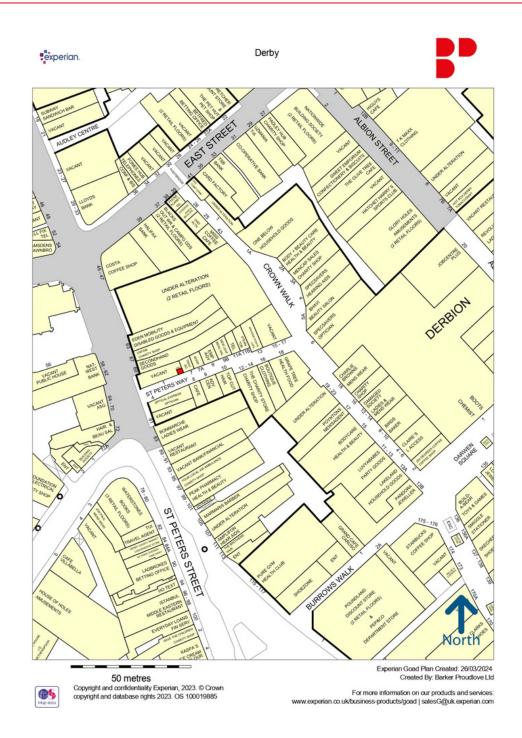
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