



Retail opportunity - Derby station

TO LET - RETAIL OPPORTUNITY

Derby Station, Railway Terrace, Derby DE1 2RU

The opportunity comprises an external site for a retail kiosk or mobile coffee opportunity at the Pride Park entrance to Derby station.

Location:

The entrance is opposite Derby College and located at the gateway to the Pride Park business park. Key employers include East Midlands Railway, Rolls-Royce and Severn Trent. Popular nearby sporting attractions include Derby County Football Club and the Derby Arena velodrome.

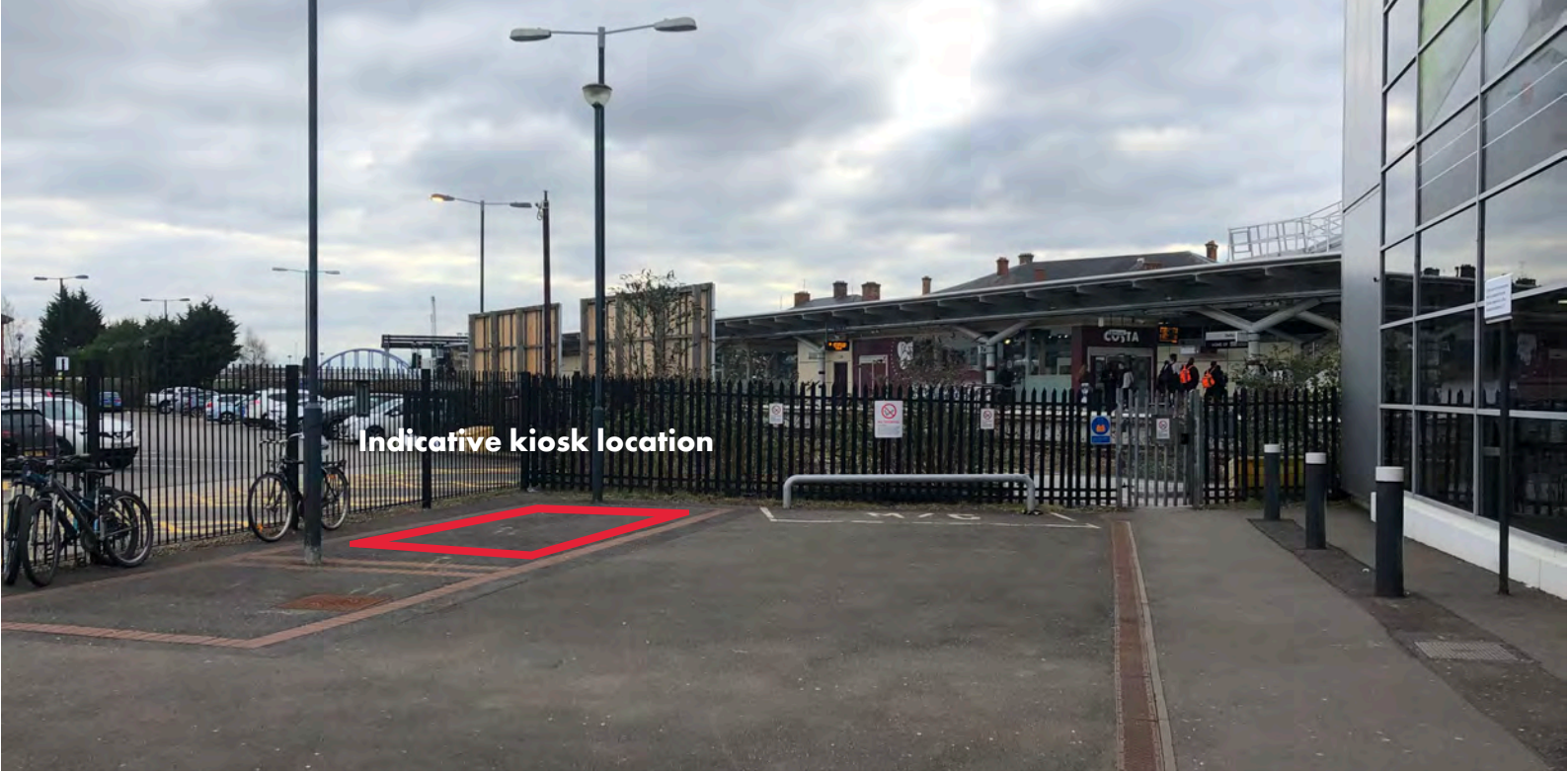
*The figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 4,220,014 for 2019/2020.

4.2m

Annual station footfall*

ADVANCE  VENTURES

EMR



Indicative kiosk location

Grab & Go Coffee | Grab & Go Food

Property:

External kiosk location of approximately 9 sq m adjacent to the Pride Park entrance to the station. A power supply will be provided.

Rates Services & Insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning. Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

EPC:



For further details relating to this property, please contact:

James Catling
Senior Portfolio Manager
enquiries@advanceventures.co.uk

Advance Ventures is acting on behalf of Abellio East Midlands Limited, a company registered in England and Wales with company number 09860485 and as lessor of this property gives notice that: (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract. (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order. (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.