



TO LET – Space for Kiosk

DERBY Station

DE1 2RU



Location:

The west facing station 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.

3,377,304 +
Annual Footfall*

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

The opportunity comprises space to accommodate a kiosk or mobile van outside the Pride Park entrance to Derby station. This opportunity will appeal to hot food take away street food retailers looking to tap into demand from the student market, college and office workers and rail passengers. Service connections are to be agreed.



* Footfall figures from the Office of Rail & Road for 2022/23



Property:

Formerly used as a cycle park the space is level and has vehicular access. Precise location and space size is to be agreed. The station car park is sited immediately behind the site.

Unit Size: To be agreed

Rent:

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

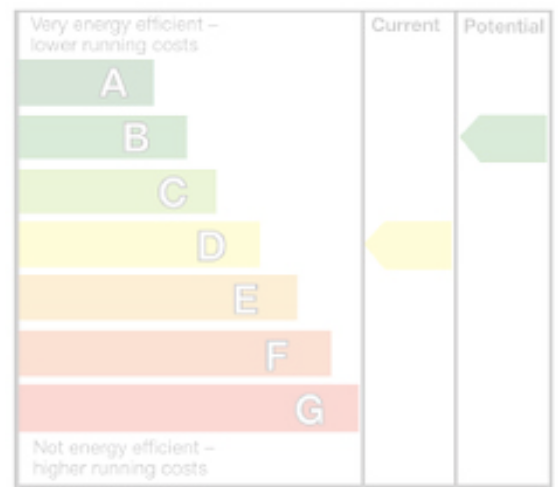
Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

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

EPC: Not applicable.



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