

cheetham&mortimer

**Units A & C
LET TO GREGGS &
INDIGO SUN**

**UNIT B
UNDER OFFER**

**RETAIL UNIT TO LET
CHELLASTON - REGENT'S PLACE,
DE73 6WS**

**(ADJACENT TO A NEW ALDI &
A COSTA DRIVE-THRU)**





GREGGS

indigosun



Future Residential Phase

Unit B

A50

Derby Southern Bypass

For Illustration Purposes Only

Derby Southern

ACCOMMODATION

The retail terrace presently comprises three units capable of combination or subdivision and extends to some 3,300 sq ft (300 sq m). Detailed plans are available upon request.

DESCRIPTION

The scheme comprises a new shopping precinct that will comprise 3 retail units, a new Aldi store extending to some 18,500 sq ft (1,718 sq m) and a Costa drive-thru/drive-to. The scheme benefits from a car park for some 136 vehicles.

- Higher than average social grade AB residents
- A catchment population of over 64,000 within a 10 min drive time
- Higher than average spend per Household on Convenience, Comparison, Food & Beverage/Leisure

TERMS

Units will be made available by way of new effectively full repairing and insuring leases for terms of 15 years, subject to 5 yearly upward only rent reviews.

Unit A: 1,326 sq ft (123.3 sq m) **Let To Indigo Sun (opening soon)**
Unit B: 764 sq ft (71 sq m) £17,500 per annum-**UNDER OFFER**
Unit C: 1,200 sq ft (111.5 sq m) **Let To Greggs (opening soon)**

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented.





LOCATION

Located approximately 6.5 km / 4 miles from Derby City Centre, the new development is located on Riber Drive, just off the A514 and adjacent to the A50. Chellaston is an affluent suburb of Derby with significant new residential development being undertaken currently.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

Warwick Smither/ Conor Mulloy
Cheetham & Mortimer

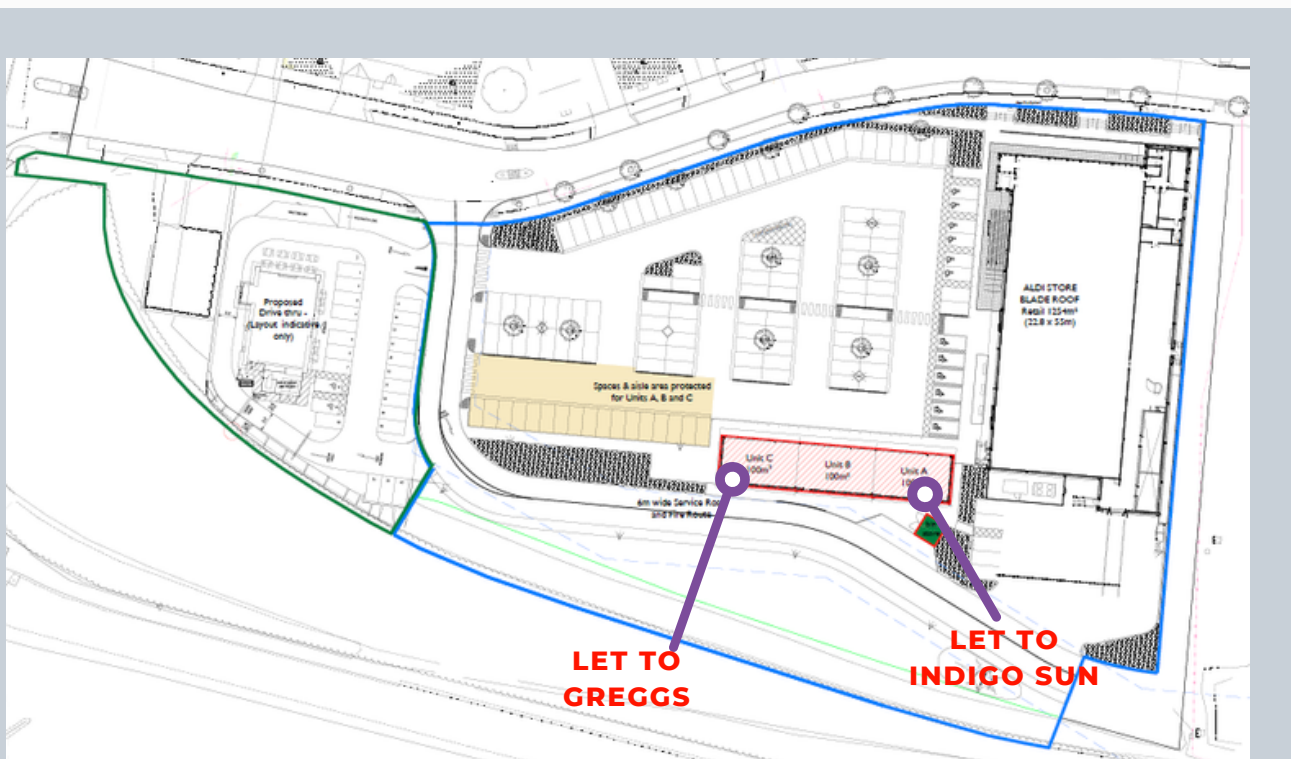
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