



TO LET

Prime retail unit

1,009 sq.ft

(93.7 sq.m)

Unit 5, Neighbourhood Centre, Egginton Road, Hilton, Derby DE65 5JR

- Situated on a busy retail location
- Adjacent to Tesco Express and opposite local Health Centre
- 20 car parking spaces

LCP

01384 405631
www.lcpproperties.co.uk

Unit 5, Neighbourhood Centre, Egginton Road, Hilton, Derby

Areas (approx. NIA)	Sq.ft	Sq.m
Total Sales Area	1,009	93.7
TOTAL	1,009	93.7

Rent

£30,000 per annum exclusive.

Rates

Rateable value of £16,250 per annum exclusive. Rates payable (2022/2023) £16,250. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge of £2,077.16 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



Viewing

Strictly via prior appointment with the appointed agents:

CREATIVE RETAIL
PROPERTY CONSULTANTS

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