

**RAPLEYS**

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**0370 777 6292**

# TO LET

## Retail/showroom/motor dealership opportunity

Copeland Street, Derby DE1 2QD

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Former car showroom premises,  
most recently occupied as a  
trampoline park

Suitable for a variety of  
alternative uses, subject to  
planning

Total accommodation;  
1,342 sq m on 0.25 hectare  
(14,447 sq ft on 0.62 acre)

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### Location

The subject property is situated immediately to the east of Derby City Centre, sitting between Copeland Street and Siddals Road and with frontage to the A601 Inner Ring Road.

The surrounding area is primarily commercial in nature with occupiers in the immediate vicinity including **Dulux Decorator Centre, Gala Bingo, Mazda & Suzuki**, amongst others. Derby Intu Shopping Centre lies 100m to the west.

### Description

The property was originally constructed as motor dealership facilities but has most recently been occupied as a trampoline facility. The building is of steel portal frame construction with a combination of glazed, brick and steel clad elevations.

Externally, the site has capacity to accommodate approximately 27 vehicles.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Unit 1	1,342	14,447
	Hectare	Acre
<b>Total Site Area</b>	<b>0.25</b>	<b>0.62</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

### Tenure

Leasehold only.

### Terms

New FRI lease for a term to be agreed. Further details available upon request.

### Rating

We are advised that the Rateable Values are as follows:

Unit 1—£51,500 (2018/19 UBR 49.3p in the £)

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Energy Performance

Energy Performance Asset Rating;

Unit 1 – E

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment through the sole agents.

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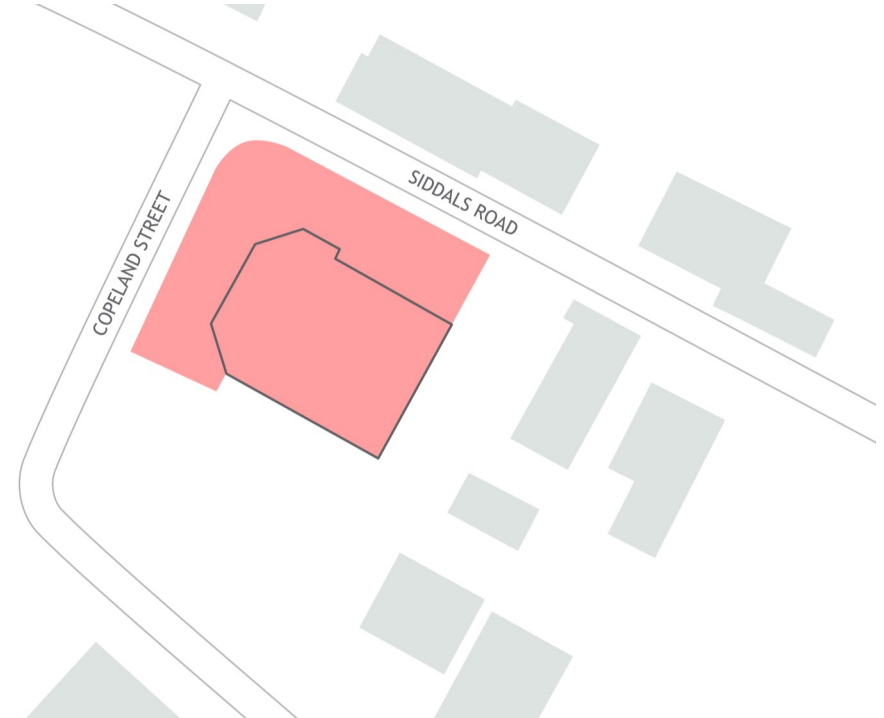
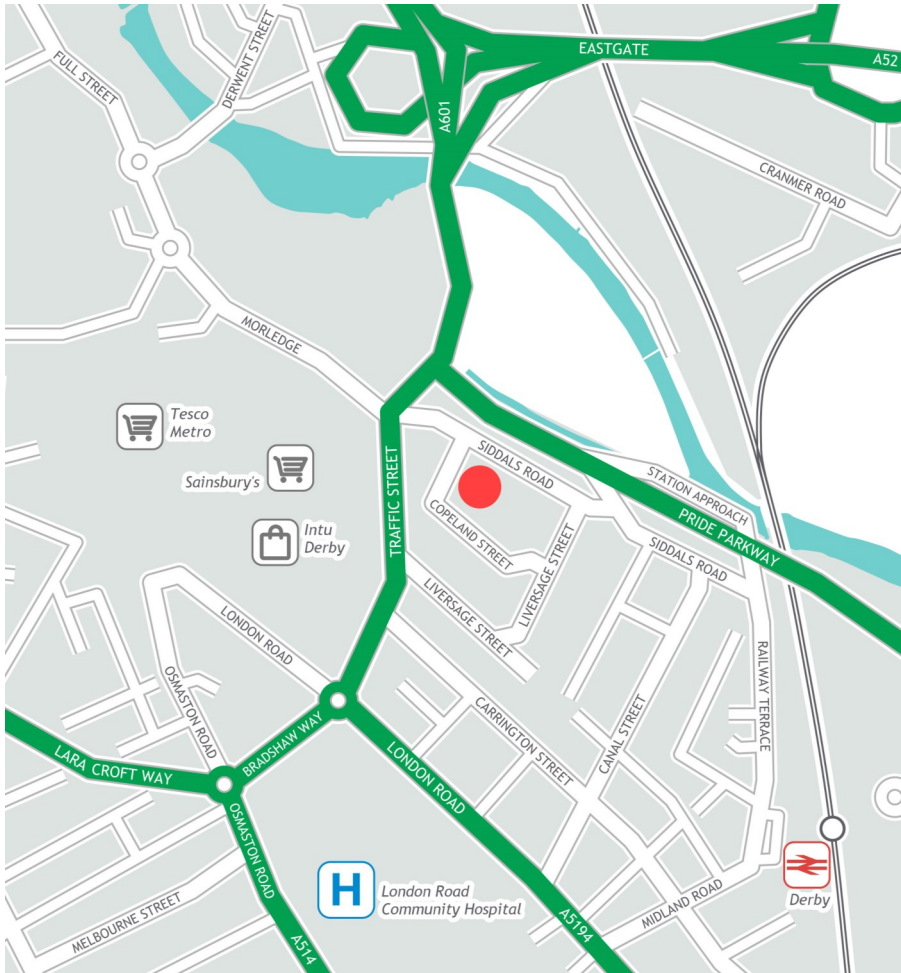
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