

48 St Peters Street | Derby | DE1 1SR

## Prime retail unit situated on one of Derby's busiest shopping streets

Ground Floor 94.06m<sup>2</sup>  
(969ft<sup>2</sup>)

- Ground floor sales with first floor stores
- Situated on St Peters Street, Derby's "High Street"
- Use Class E – suitable for retail, shop, café/restaurant, financial services, clinic and more
- Nearby occupiers include Primark, Tesco Metro, McDonalds, Carnero Lounge, Costa Coffee and Superdrug
- Rent £30,000 per annum



**TO LET**



Location



Gallery



Contact



## Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time. The property is located within the St Peters Quarter Business Improvement District, a diverse area boasting the busiest streets in the city. St Peters Street is Derby's main high street and links the Derbion shopping centre with the Cathedral Quarter thus providing a strong footfall. The area comprises a mix of occupiers including shops, financial services, cafes and restaurants. Nearby occupiers include Primark, Tesco Metro, McDonalds, Carnero Lounge, Costa Coffee and Superdrug.

## The Property

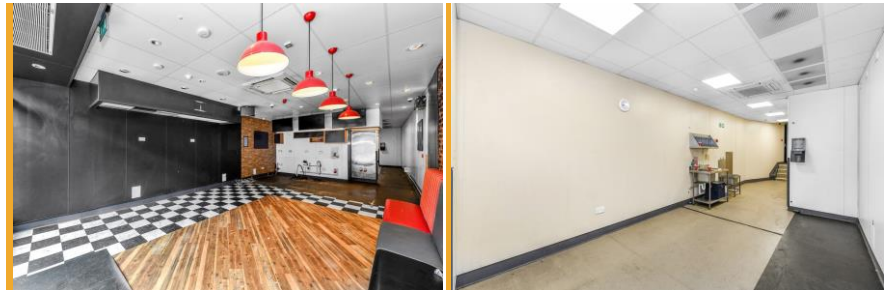
The premises provide ground floors sales accommodation with ancillary first floor storage. There is additional storage available on the remaining upper floors. There is a side entrance on St Peters Street providing direct access to the rear of the property.



## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	82.62	889
Ground floor stores	7.44	80
First floor stores	75.74	812
Second floor stores	88.12	949
Third floor stores	76.64	825
<b>Total</b>	<b>330.29</b>	<b>3,555</b>





## Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a rental of:-

**£30,000 per annum**

## Planning

The property falls within Use Class E which is suitable for retail, shop, café, restaurant, financial and professional services, clinic, office or gym.

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

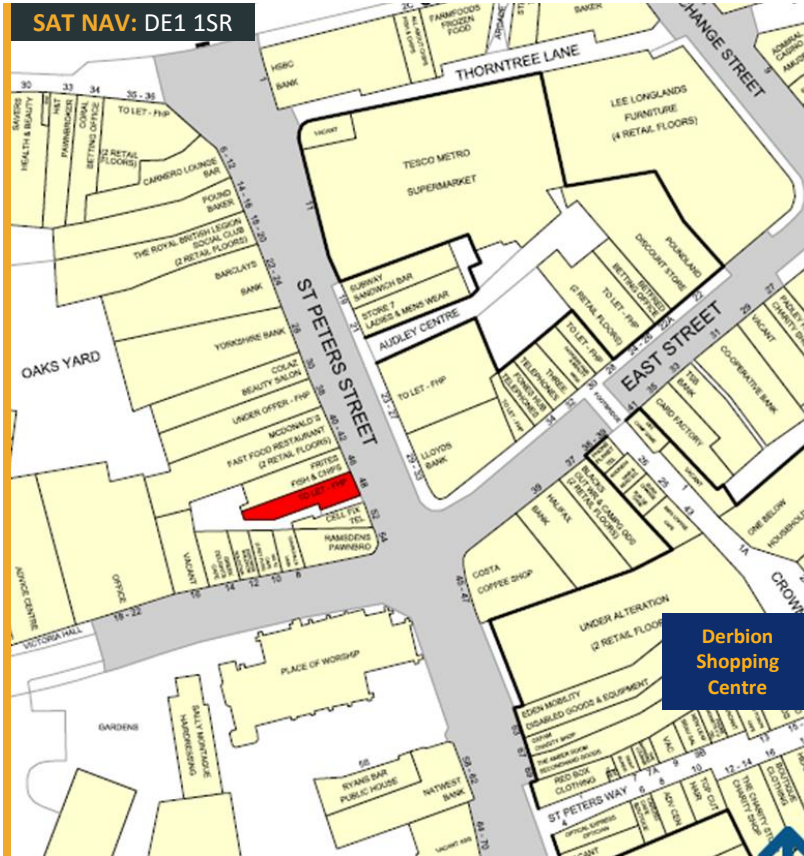
Shop & Premises

Rateable Value (2023): £27,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



**SAT NAV: DE1 1SR**



**Derbian  
Shopping  
Centre**

## EPC

The property has an Energy Performance Certificate rating of to be confirmed.

## VAT

We confirm all figures quoted are exclusive of VAT which is payable at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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16/05/2023

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.