

46 St Peters Street | Derby | DE1 1SH

Versatile retail space in Derby City Centre

Ground floor sales
180m² (1,162.53ft²)

- Located on Derby's prime retailing pitch
- Adjacent to McDonalds
- Suitable for a variety of uses (subject to planning)
- Currently undergoing comprehensive refurbishment to a white box finish
- Nearby operators include Costa Coffee, Subway, Lloyds Bank and Tesco Express
- Quoting rent - £20,000 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 occupies a prominent position on St Peters Street within the St Peters Quarter.

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 Tesco Metro, McDonalds, Carnero Lounge, Costa Coffee, Greggs, Primark and Superdrug.

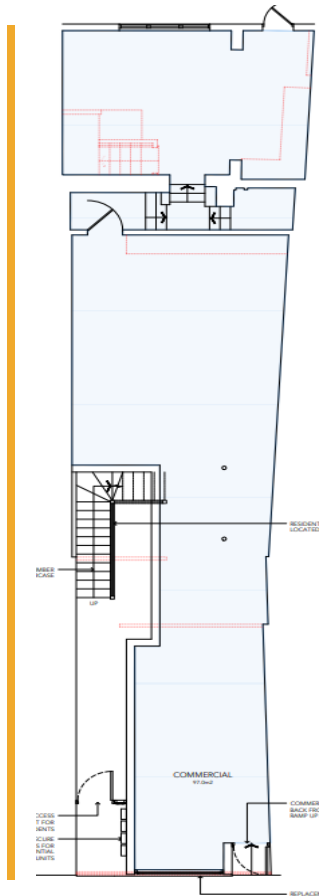
The Property

The subject property is being comprehensively refurbished and the ground floor commercial space will be finished to a white box specification to allow the occupier to fit out the property.

The space will be left open plan and its irregular configuration makes it a versatile space which can be used for a variety of uses subject to planning.

EPC

A copy of the EPC is available upon request. Please contact the marketing agent for further details.





Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor	108.00	1,162.53

This information is for guidance purposes only.

Rent

The property is available at a quoting rent of:

£20,000 per annum

Business Rates

The business rates will need to be reassessed upon occupation.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 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.

Restrictions

Please note that the landlord does not permit any fast food takeaway uses in the property.

