

## Affordable retail premises in popular Derby City Centre location

### Ground floor sales

64.10m<sup>2</sup> (690ft<sup>2</sup>)

- Popular City Centre location near Condor Apartments, St Peters Street, Cornmarket and Becketwell Performance Venue
- Suitable for retail / F&B / beauty salon / tattoo studio – subject to planning
- Rent: £16,500 per annum
- Ratable value: £7,200
- Nearby occupiers include The Tanning Shop, Coffee No.1, Cosy Club, Pieminister and a host of independent retailers



**TO LET**



Location



Gallery



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## Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time and boasts a renowned University and major employers such as Rolls Royce and Toyota.

The premises occupy a highly visible position at the junction between Green Lane and the busy Victoria Street within Derby's St Peters Quarter. There are taxi ranks and bus stops within the immediate vicinity ensuring consistent footfall. The property is well positioned to benefit being located near both the city centre retail and leisure pitches. The Becketwell regeneration scheme which includes the Performance Venue and Condor apartments has revitalised the area with recent openings of Coffee No1 and Pieminister demonstrating strong demand.

## The Property

The premises comprise a ground floor retail unit laid out in an open plan configuration. The first and second floors provide ancillary accommodation.

Area	M <sup>2</sup>	FT <sup>2</sup>
Ground floor sales	64.10	690.00
First floor	19.23	207.00
Second Floor	42.55	458.00
<b>Total</b>	<b>150.22</b>	<b>1,617.00</b>





## Lease

The premises are available by way of an effective Full Repairing and Insuring Lease for a term of years to be agreed at a rental of:

**£16,500 per annum**

## VAT

We understand the property is exempt from VAT.

## Planning

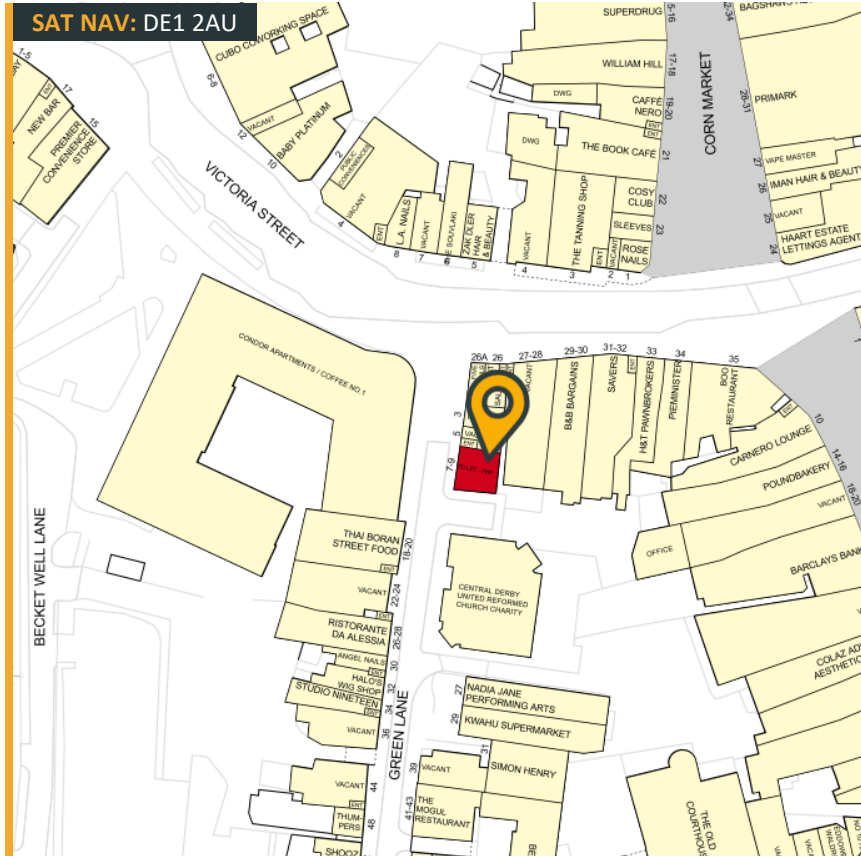
The property falls within **Use Class E**, which is suitable for retail, shop, café/restaurant, financial and professional services, clinic, office or gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

## EPC

The property has an EPC Rating of D.





## Business Rates

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

Shop & Premises  
Rateable Value (2023): £7,200

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (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.

## 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:-

**Corbin Archer**

07929 716 330

[corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk)

**Tom Wragg**

07970 168 138

[tom@fhp.co.uk](mailto:tom@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

North Point, Cardinal Square,  
10 Nottingham Road, Derby,  
DE1 3QT

[fhp.co.uk](http://fhp.co.uk)

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