

2 East Street | Derby | DE1 2AU

Prime retail/leisure premises in busy pedestrianised Derby City Centre location

Ground floor sales

55.6m² (598ft²)

- High footfall pedestrianised location near Derbion main entrance and Riverlights/bus station
- Suitable for retail / F&B
- Nearby occupiers include Phat Buns, Greggs, Ladbrokes, Nationwide and Poundstretcher
- Rent: £25,000 per annum
- Rateable value: £15,500



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 and boasts a renowned University and major employers such as Rolls Royce and Toyota.

The premises occupy a prominent location on the north east end of pedestrianised East Street, ideally situated to capture pedestrian traffic between the main Derbion Albion Street entrance and Derby Riverlights and the Bus Station.

The location benefits from representation across retail, leisure, financial services sectors including Phat Buns, Greggs, Ladbrokes, Nationwide and Poundstretcher

The Property

The property comprises a ground floor retail unit with significant glazed frontage and first and second sales/ancillary accommodation.

Area	M ²	FT ²
Ground floor sales	55.60	598.00
Mezzanine	10.90	117.00
First floor	31.60	340.00
Second Floor	39.40	316.00
Total	357.90	3,852.00

*Areas taken from VOA





Lease

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

£25,000 per annum

Service Charge

It is understood a service charge will be payable. Further details are available upon request.

VAT

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

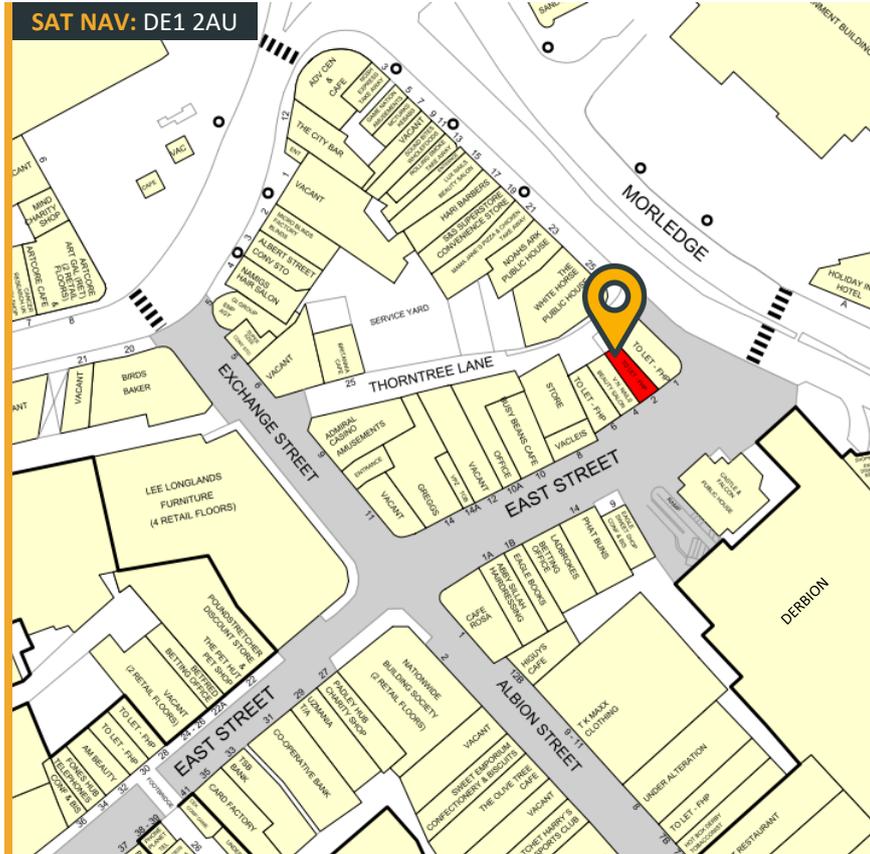
Planning

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

To be confirmed.



Business Rates

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

Shop & Premises
Rateable Value (2023): £15,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2024 to 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:-

Tom Wragg
07970 168 138
tom@fhp.co.uk

Corbin Archer
07929 716 330
corbin.archer@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

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