



EXCELLENT LEISURE OPPORTUNITY IN THE HEART OF DERBY CITY CENTRE

FHP Property Consultants are pleased to have been instructed to market this first floor leisure unit, which forms part of the Derby Riverlights complex in Derby City Centre.

Derby Riverlights is an established mixed-use hotel and leisure destination that opened in 2010. Located on Morledge, Riverlights fronts the Derbion Shopping Centre with an annual footfall of 21 million, the prime retail pitch of East Street, the River Derwent, and is adjacent to Derby Magistrates Court and Derby City Council offices. Existing occupiers in the Riverlights scheme include Holiday Inn, Premier Inn, Genting Casino, Thyme Restaurant, Fahrenheit Restaurant and Injoy.

The complex benefits from the inclusion of Derby Bus Station, the principle drop off for buses in Derby City Centre, and additionally, the 900 space Riverside car park within a 5-minute walking distance.

The premises comprise a total of 12,437ft² and are located at first floor, which is accessed by a self-contained entrance at the rear of the Riverlights scheme. The property was formerly occupied by a gym operator and benefits from an existing fit out, providing mainly open plan accommodation alongside three additional studios.

Estée Coulthard-Boardman of FHP Property Consultants comments:

"This is a fantastic opportunity to acquire leisure space in the city. Despite being previously occupied by a gym, the property would be highly suitable for alternative uses such as other leisure activities, an entertainment venue or hospitality. The property is available to let on new lease terms at an annual rent of £60,000 per annum. I look forward to dealing with all enquiries."

For further information or to arrange a viewing then please contact either Estée Coulthard-Boardman at FHP Property Consultants on 01332 224 853 / estee@fhp.co.uk or Darran Severn on 07917 460 031 / darran@fhp.co.uk.

ENDS

Estée Coulthard-Boardman

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