

Excellent leisure opportunity in the heart of Derby City Centre

1,155m²
(12,437ft²)

- Great location fronting Derby's prime retail pitch and the River Derwent
- Forms part of the Derby Riverlights complex
- Previously occupied by a gym but suitable for alternative uses
- Immediately available
- Occupiers within the vicinity include Holiday Inn, Premier Inn, Genting Casino and more
- Floor to ceiling height 6.4m
- Rent £60,000 per annum



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 drivetime.

The premises comprises part of the Riverlights complex, 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 and Thyme Restaurant. In the immediately surrounding area nearby occupiers include Flo Skatepark, Social Sports Society Padel and Phat Buns.

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

The Property

The subject premises are located at first floor, which is accessed by a self-contained entrance at the rear of the Riverlights scheme, with lift and stair access. 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. There are also male/female changing rooms and WCs.

Planning

The property falls within **Use Class E**, which is suitable for gym, retail, shop, café/restaurant, financial and professional services, clinic or office. Other uses may be considered subject to planning.





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Accommodation

Area GIA	M ²	Ft ²
Ground floor entrance	70.40	758
First Floor	1,085.00	11,679
Total	11,55.40	12,437

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

Business Rates

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

Rateable Value (2023): £84,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable 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 relevant local billing authority.

Service Charge

A service charge is payable. Further details are available on request.

Legal Costs

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

EPC

The property has an Energy Performance Certificate Rating of D76.



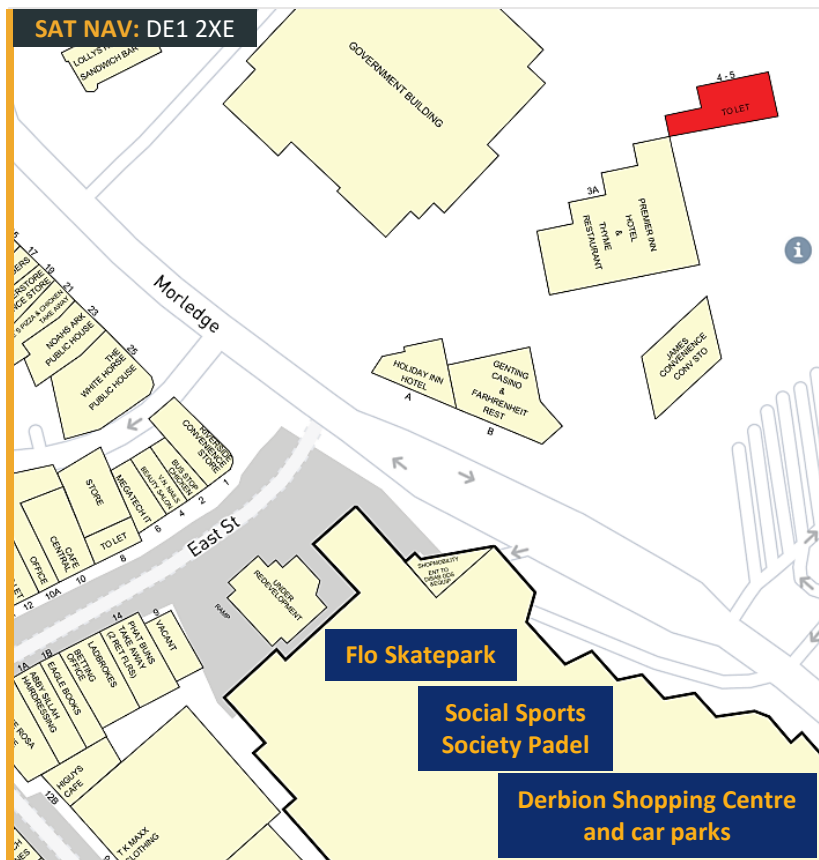
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Lease Terms

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

£60,000 per annum
(sixty thousand pounds)

VAT

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

Further Information

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

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06/08/2025

Please click here to read our "Property Misdescriptions Act". E&OE.