



HIGH QUALITY NEWLY REFURBISHED RETAIL UNITS TO LET IN DERBY CITY CENTRE

FHP are pleased to be marketing Units A – C, 1 Albion Street, Derby. The units occupy a prominent corner position where Albion Street meets East Street, close to the entrance of the Derbion Shopping Centre where TK Maxx is also situated. The area comprises of a mix of national, regional and independent occupiers including shops, financial services, cafes and restaurants.

There are three units available ranging from 747ft² to 1,087ft² which are newly refurbished to a high standard. They provide suspended ceiling with lighting, heating/cooling system, electric door/window shutters and wooden flooring. The units also benefit from rear loading via a communal serviced goods lift.

The property was previously one large unit which was formerly occupied by Next who vacated a few years ago and it has since struggled with vacancies. At the end of last year, client of FHP, Resolute Retail Solutions, purchased the property and split the ground floor into three smaller retail units.

Tim Hubbard of Resolute Retail Solutions, the landlord, comments:

“We realise that its tough for businesses following the pandemic, and so by creating smaller units from the original large shop, we hope to attract smaller business owners back to the high street. The three units are newly refurbished and offer a blank canvas for businesses to move straight into, enabling them to get trading straight away with minimal up-front costs.”

Estée Coulthard-Boardman of FHP Property Consultants comments:

“I am delighted to be marketing this newly refurbished retail space. Resolute Retail Solutions have done a fantastic job, if you are looking for top quality space in Derby City Centre that’s ready to move into, then this is it. Given the recent success we’ve had of new lettings on Albion Street, and with having the former Burger King unit next door under offer, I am hopeful this space will let within good timeframes. We have already received good interest and I look forward to speaking with all other interested parties.–”

Fisher Hargreaves Proctor Limited is the region’s leading commercial property consultancy.
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Estée Coulthard-Boardman

June 2022

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