

Excellent retail opportunity situated in the heart of Derby City Centre

126m²

(1,357ft²)

- Prominent City Centre location with excellent transport connections
- Opposite Condor Apartments and forthcoming Derby Performance venue (3,500 capacity entertainment arena)
- Fitted out to a high standard; LEDs and air conditioning
- Suitable for alternative uses including retail, café/restaurant, offices and more
- Nearby occupiers include Primark, Tesco Metro, McDonalds, Superdrug, Caffè Nero, Savers, Cosy Club, Carnero Lounge, Coffee No 1, Turtle Bay, Pieminister and Boo Burger
- Starting rent £15,000 per annum (subject to a minimum term of 3 years and a rent of £20,000 per annum from Year 2 onwards)



TO LET



Location



Gallery



Contact



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.

Situated within a five minute walk of Derbion Shopping Centre, the premises offers a highly prominent position on Victoria Street, close to the intersection with St Peters Street and Cornmarket. Victoria Street is a major pedestrian and bus/taxi route and is home to a mix of national and local independent occupiers including shops, financial services, cafes and restaurants with the street acting as the link between the prime high street retail pitch of St Peters Street and the wet led leisure pitches of Friar Gate.

The property sits opposite Derby's £200 million Becketwell Regeneration Scheme, which includes the Condor Apartments and the Derby Performance Venue, which is under construction and scheduled for completion in early 2025. Nearby occupiers include; Primark, Tesco Metro, McDonalds, Caffè Nero, Savers, Cosy Club, Superdrug, Carnero Lounge, Coffee No 1, Turtle Bay, Pieminister and Boo Burger.

The Property

Unit 4 forms part of The Royal Buildings. The property provides ground floor sales accommodation with a staff kitchen and WC. The property benefits from LED lighting and air conditioning and we understand that gas services are available. Servicing is via the rear yard.

The unit was formerly occupied by a clinic and benefits from an existing fitout.





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Accommodation

The property comprises the following approximate net internal areas:

Area	M ²	Ft ²
Ground floor	126	1,357
Total	126	1,357

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:-

Shop & Premises

Rateable Value (2023): £12,000

The latest Government retail relief gives **qualifying retail, hospitality and leisure businesses a discount of 45% on the rates payable to 31/03/2026** (up to a total saving of £110,000 per business).

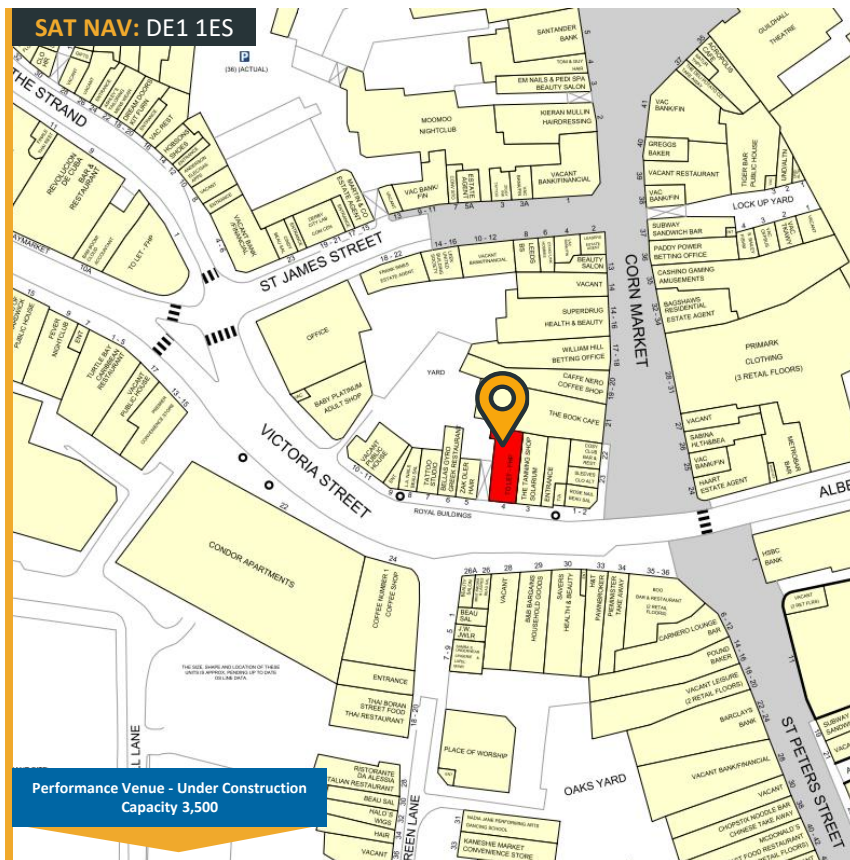
This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

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

Planning

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



Lease Terms

The property is available by way of an Effective Full Repairing and Insuring lease for a term to be agreed at a starting rent of **£15,000 per annum** (subject to a minimum term of 3 years and a rent of £20,000 per annum from Year 2 onwards).

Service Charge

A service charge is payable. For further information please contact the agents.

VAT

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

EPC

The property has an Energy Performance Certificate Rating of D99.

Further Information

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

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