

Prominently positioned retail space in Derby City Centre

146.07m²
(1,572.30ft²)

- First floor – 50.25m² (540.68ft²)
- Second floor – 47.07m² (506.66ft²)
- Third floor – 48.76m² (524.85ft²)
- Located on Derby's busiest shopping street
- Nearby operators include McDonalds, Costa, Harry Ramsdens and Lloyds Bank
- Rent - £13,500 per annum



TO LET



Location



Gallery



Contact



Location

St Peter's Street is Derby's main high street and links the Derbion Shopping Centre with The Cathedral Quarter, thus providing a strong footfall. The area comprises a mix of occupiers including shops, financial services, cafes and restaurants.

The unit occupies a prominent position on St Peters Street within the St Peters Quarter. Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time.

The Property

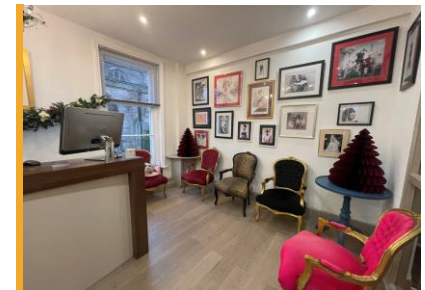
The property is arranged over first, second and third floors and is currently fitted out as a hair salon.

Internally the property is very well presented and benefits from spotlighting, wooden flooring and a relatively open plan net sales area which can be suitable for a variety of use (subject to planning).



Accommodation

Floor	m ²	ft ²
First floor	50.25	540.68
Second floor	47.07	506.66
Third floor	48.76	524.85
Total	146.07	1,572.30





Lease Terms

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:

£13,500 per annum

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

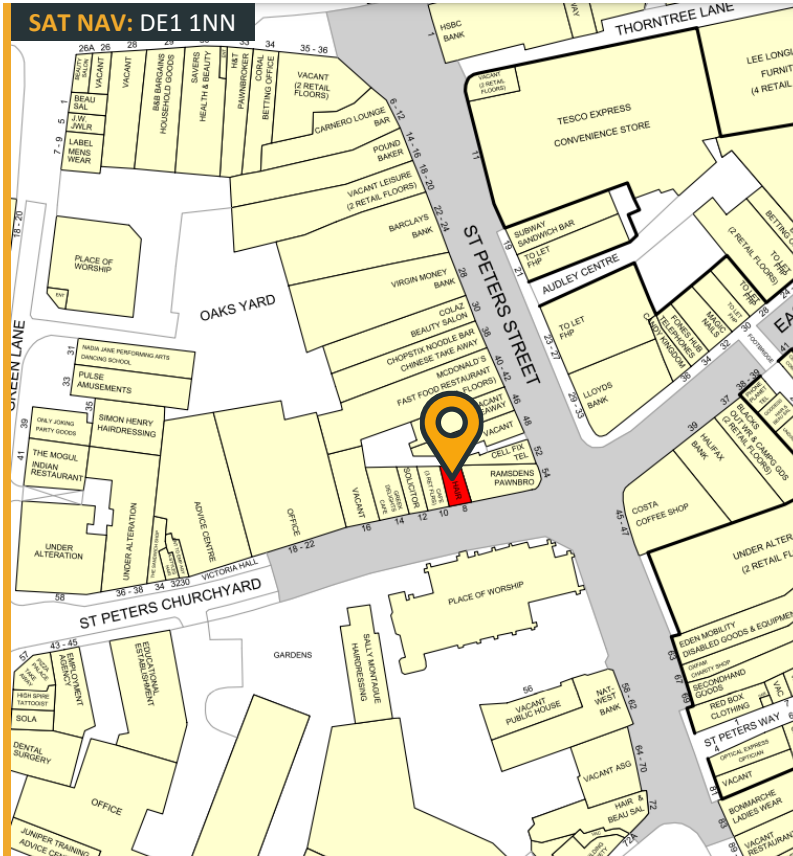
This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

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

Hairdressing Salon & Premises
Rateable Value (2023): £6,900

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 31/03/2024 (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.



EPC

A copy of the EPC is available upon request. Please contact the marketing agent for further details.

VAT

VAT is applicable.

Service Charge

A service charge will be payable, please contact the marketing agent for further details.

Further Information

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

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