

21 St Peters Street | Derby | DE1 2AA

Prominent retail premises located on the popular St Peters Street, Derby

Ground floor sales

150.22m² (1,617ft²)

- Prominent frontage on to Derby's main retailing pitch
- Suitable for a variety of uses under Use Class E
- Ground floor sales – 1,617ft²
- First floor stores – 1,499ft²
- Rear loading via serviced goods lift
- Nearby occupiers include Subway, McDonalds, Tesco Express and Barclays Bank
- Rent £30,000 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 drive time.

The property occupies a prominent position on St Peters Street within the St Peters Quarter.

St Peters 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. Nearby occupiers include Subway, McDonalds, Tesco Express and Barclays Bank.

The Property

The premises are arranged over ground and first floor. The ground floor offers sales accommodation with rear ancillary storage and the first floor provides additional open-storage. The specification includes:-

- Rear loading
- Wooden flooring
- LED lighting
- Rear and first floor storage
- Air conditioning

Planning

The property falls within Use Class E, which is suitable for retail, shop, café/restaurant, financial and professional services, clinic, creche, office or gym. This information is for guidance only and all parties should check themselves with the local planning authority.





Accommodation

The property comprises the following net internal areas:

Description	M ²	Ft ²
Ground floor sales	150.22	1,617
First floor stores	139.26	1,499
Total	289.48	3,116

(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): £32,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 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.

Service and Insurance Charge

A service charge will be payable. The premium for the current year is £3,400. An insurance charge will also be payable. The premium for the current year is £632.07.



Lease Terms

The premises are available by way of a Full Repairing and Insuring lease for a term to be agreed at a rental of

£30,000 per annum

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 94 (D).

Further Information

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

Tom Wragg

07970 168 138

tom@fhp.co.uk

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
North Point, Cardinal Square,
10 Nottingham Road,
Derby, DE1 3QT
fhp.co.uk

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