

## Coming soon – two brand new retail premises located on the popular St Peters Street, Derby

100m<sup>2</sup>  
(1,077ft<sup>2</sup>)

- Brand new high quality retail units on Derby's main retailing pitch
- Available as two units with the option to be taken as one larger unit circa 200m<sup>2</sup> (2,154ft<sup>2</sup>)
- Works progressing January 2024
- Nearby occupiers include Subway, McDonalds, Tesco Express and Barclays Bank
- Rent: £25,000 per annum per unit or £45,000 per annum as a whole
- More information to follow



**TO LET**



Location



Gallery



Contact



## 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.

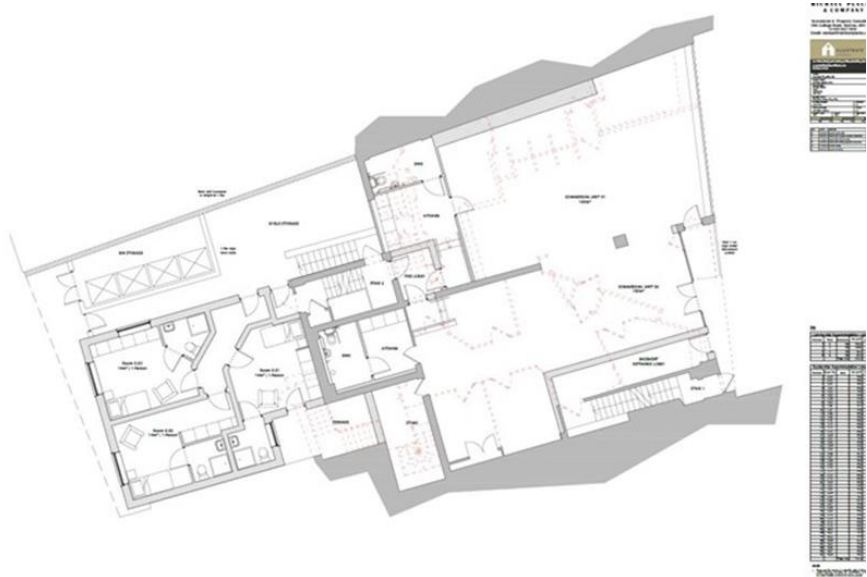
St Peters Street is Derby's main High Street and links the Derbion Shopping Centre with the Cathedral Quarter thus providing a strong footfall. The area comprises a mix of occupiers including shops, financial services, cafes and restaurants. Nearby occupiers include Tesco Metro, McDonalds, Carnero Lounge, Costa Coffee, Greggs, Primark and Superdrug.

## The Property

The premises comprises of ground floor split units which will provide open plan 'white box' accommodation with rear ancillary storage and W/C's. A breakdown of the total specification is available upon request.

## 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.





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## Business Rates

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

Shop & Premises

Rateable Value (2023): To be confirmed.

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).

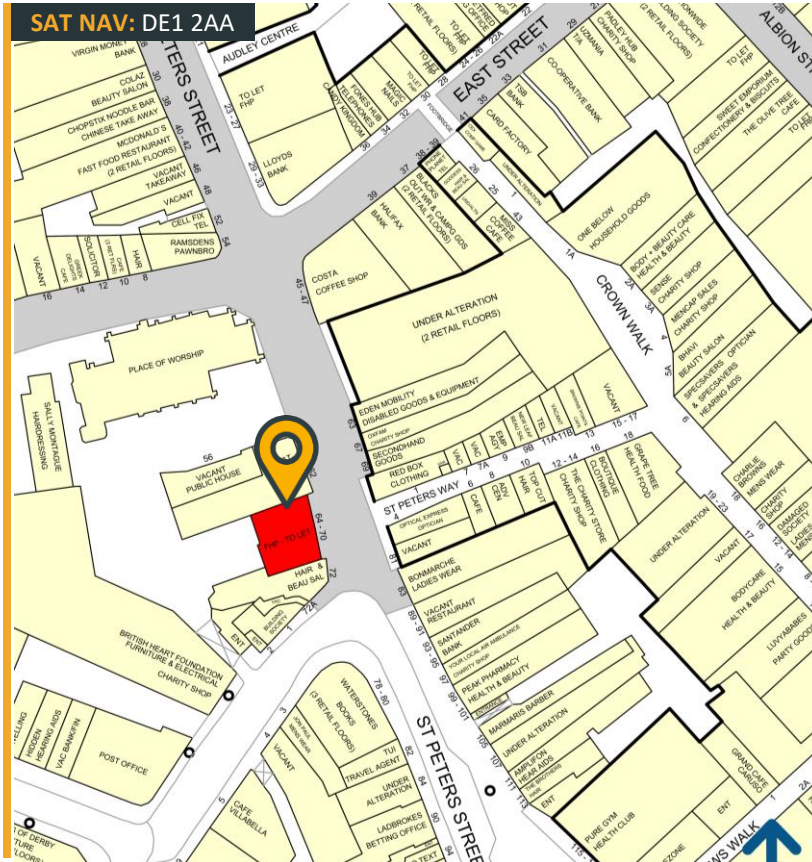
This information is for guidance only and all parties should check themselves with the local billing authority.

## EPC

The property does not currently have an Energy Performance Certificate but it will be above a C rating in line with the new government legislation requiring properties to be rated a C or above to be marketed.

## VAT

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



## Lease Terms

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

**£25,000 per annum per unit**  
or  
**£45,000 per annum as a whole**

## VAT

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

## Legal Costs

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

## Further Information

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

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22/01/2024

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