

82 St Peters Street | Derby | DE1 1SR

Prominent retail premises situated next to Waterstones in Derby city centre

Ground floor
77m² (833ft²)

- Use Class E suitable for retail, shop, café, restaurant, financial services and more
- Nearby occupiers include Waterstones, Poundland, Ladbrokes, Pure Gym and Costa Coffee
- Situated on busy St Peters Street in Derby city centre adjacent to the Derbion shopping centre
- Available December 2023
- Rent - £19,500 per annum



TO LET/MAY SELL



Location



Gallery



Contact



Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time. The city is home to Derby University, where approximately 29,000 students are enrolled.

These ground floor retail premises are ideally situated on St Peters Street, which is a busy pedestrianised retail location. St Peters Street has excellent footfall and benefits from a strong mix of national operators.

The Property

The subject property comprises a ground floor retail unit with glazed frontage. The upper floor accommodates a staff welfare and ancillary offices/storage space.

Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor	77	833
First Floor	57	613
Second Floor	37	400
Total	171	1,848

(This information is given for guidance purposes only)





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:

£19,500 per annum

EPC

The property has an Energy Performance Certificate Rating of 90 (D).

Business Rates

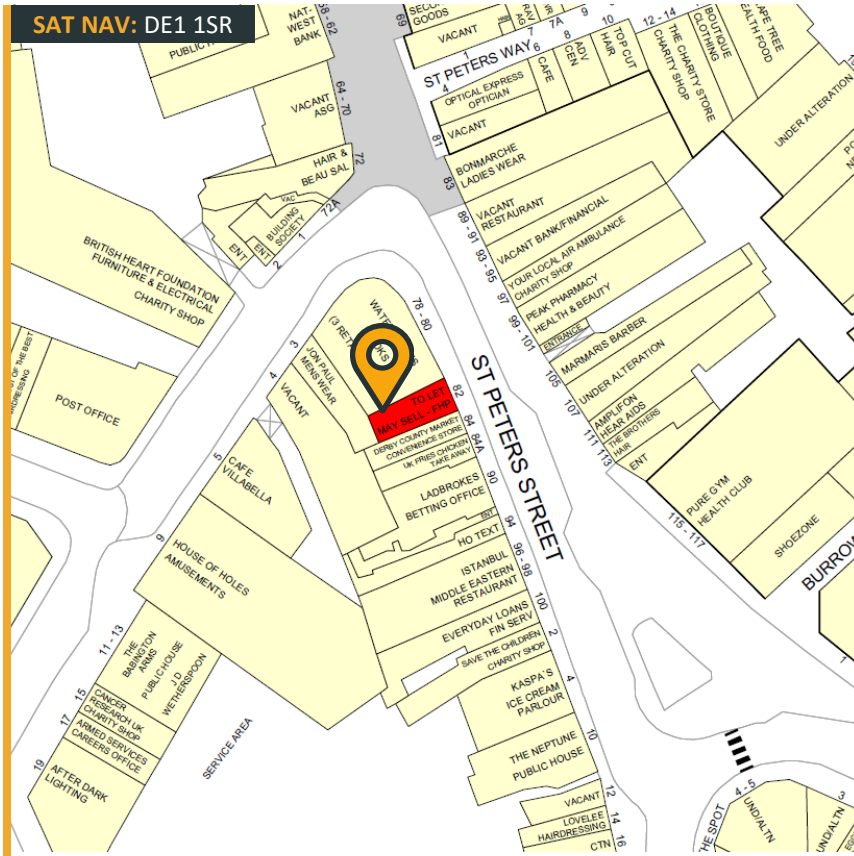
We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023): £16,250 – effective from 01/04/23

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.



VAT

The property is not VAT elected.

Planning

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

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

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

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