

27 East Street | Derby | DE1 2AL

## Prime positioned retail unit in Derby City Centre with first floor office space

### Ground floor sales

94.94m<sup>2</sup> (1,022ft<sup>2</sup>)

- Open plan sales accommodation
- First floor offices
- Located on Derby's prime retailing pitch
- Pedestrianised city centre location
- Nearby occupiers include Costa Coffee, Poundstretcher and Greggs
- Rent £28,000 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 premises occupy a busy location within the pedestrianised East Street directly between the two entrances to the Derbion Shopping Centre. East Street is one of the busiest Streets within the City Centre and links the Riverlights Bus Station with St Peters Street (Derby's High Street). The area comprises a mix of occupiers including shops, financial services, cafes and restaurants. Nearby occupiers include Costa Coffee, Poundstretcher, Card Factory, Greggs and TK Maxx.

## The Property

The property comprises a retail unit with a prominent frontage onto East Street. Internally the property provides ground floor open plan sales accommodation, first floor office space and second floor meeting room and kitchen facilities.



Area	M <sup>2</sup>	FT <sup>2</sup>
Ground floor sales	94.94	1,022.00
First floor offices	91.04	980.22
Second floor meeting room/kitchen	37.99	408.96
<b>Total</b>	<b>223.97</b>	<b>2,411.18</b>



## Business Rates

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

Shop & Premises

Rateable Value (2023): £30,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 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.

## Service Charge

A service charge will be payable. The premium for the current year is £TBC.

## VAT

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

## Planning

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

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

## EPC

A copy of the Energy Performance Certificate is available upon request.



## Lease

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

**£28,000 per annum**

## 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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