

60 London Road | Derby | DE1 2PA

City Centre Retail Unit Opposite the entrance into the Derbion Shopping Centre

233.59m²
(2,479ft²)

- Derbion comprises 1.3 million ft² with an annual footfall of 15 million
- Scheme anchored by FRASERS, M&S, NEXT, Boots, Showcase Cinema De Lux and Hollywood Bowl
- External unit facing London Road
- Nearby occupiers include M&S, B&M, Iceland, Poundland, TG Jones, Heavenly Desserts and CEX



TO LET



Location



Gallery



Contact



Location

Derbion comprises in excess of 1.3 million sq ft across 180 retail units and 20 catering units. There are 3,700 car parking spaces.

The scheme is anchored by FRASERS, M&S, with Primark opening in 2027. Major retailers include NEXT, H&M, H&M Home, Mango, Hugo Boss, Zara, All Saints, Boots, Sainsbury's, Office, HMV, Schuh and JD Sports.

Key Stats:-

- 15m shoppers per annum
- 2.5m shoppers living with 45 minutes' drive time
- 59% of the catchment are in the top 3 Acorn categories
- 48,000 students
- 2,700 parking spaces
- 71% female / 29% male shoppers



The Property

The property forms part of the wider Derbion Shopping Centre. It is situated on London Road opposite one of the principal entrances into the Shopping Centre, which accounts for approximately 12% of the Centre's annual footfall. Nearby occupiers including B&M and Iceland (both adjacent), M&S, CEX, Heavenly Desserts, The Nines Café, TG Jones and Poundland.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	117.83	1,233
First Floor	115.76	1,246
Total	233.59	2,479

Lease Terms

The property is available by way of a new lease at:-

£25,000 per annum

Service Charge

The 2026 service charge has been estimated at **£2,960** subject to annual reconciliation at the end of the service charge year.

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.

EPC

A copy of the EPC is available on request.



Business Rates

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

Rateable Value (RV): £21,500

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

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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Or contact our joint agent, Smith Young:-

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