

40 Sadler Gate | Derby | DE1 3NQ

Ground floor retail unit within Derby's premier boutique retail and leisure location – Available November 2025

Ground floor
63.6m² (685ft²)

- Ground floor retail unit in the heart of Derby's Cathedral Quarter
- Unit to be delivered in a white boxed specification, available April 2025 or can be taken as seen
- Nearby operators include 80s Casual Classics, Vision Express, Bunk, Canopy, Anchor & Crew, Milk & Honey Deli, London Camera Exchange, Warhammer and a whole host of vibrant independent retailers, restaurants and cafes
- Available from November 2025
- Rent - £15,000 per annum



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 and boasts a renowned University and major employers such as Rolls Royce and Toyota. Derby has the highest average UK salary outside of London and the Home Counties (source Marketing Derby).

The premises are ideally located in the heart of Derby's Cathedral Quarter, which is Derby's premier boutique retail and leisure location. The property is located a short walk from Derby's prime high street pitches and the Derbion Shopping Centre, with the forthcoming Becketwell Live performance venue and Market Hall located close by. Nearby occupiers are a high quality mix of independent regional and national operators, making it a unique and exciting destination.

The Property

The premises comprises a ground floor retail unit which is in an open plan configuration with welfare accommodation to the rear. The landlord is undertaking minor alterations to the rear premises in order to facilitate redevelopment of the upper floors, which are shown on the plan within this brochure.

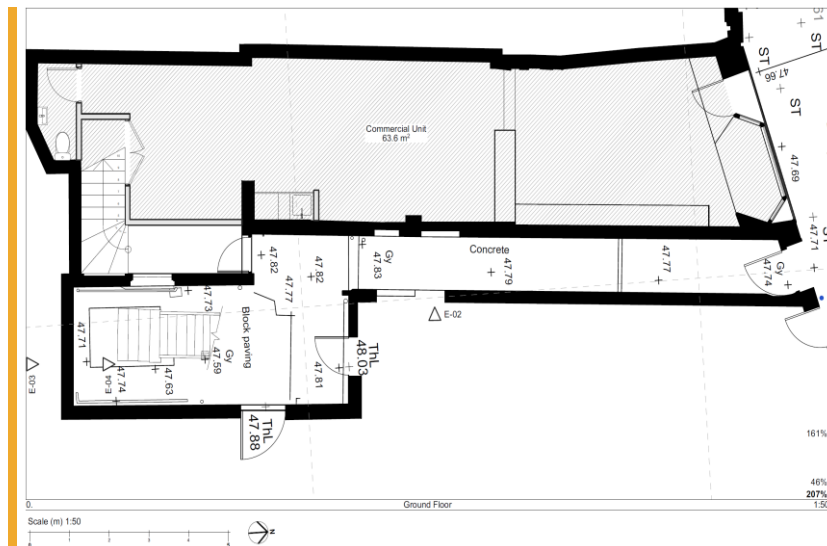
The landlord is refurbishing the property to a high standard white box specification which is anticipated to be ready for occupation from April 2025.

Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor	63.6	685
Total	63.6	685

(This information is given for guidance purposes only)





Lease Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed

Rent

The property is available at a rent of:

£15,000 per annum

EPC

The property has an EPC Rating of **D**.

Business Rates

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

Shop & Premises

Rateable Value (2023): £13,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 45% on the rates payable to 31/03/2026 (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 is not applicable on this property.

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:

Tom Wragg

07970 168 138

tom@fhp.co.uk

Corbin Archer

07929 716 330

Corbin.archer@fhp.co.uk

Harry Gamble

07398 443 828

Harry.gamble@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road,
Derby, DE1 3QT

fhp.co.uk

08/04/2025

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