

39 East Street | Derby | DE1 2BL

100% prime retail/leisure premises in Derby City Centre

Retail/Leisure Unit 5,674ft²

- High footfall Derby City Centre location
- Adjacent to entrances to Derbion Shopping Centre
- Prominent retail unit on busy pedestrianised street ideal for retail/restaurant/fast food (STP)
- Ground floor 2,897ft² / Basement 2,777ft²
- Potential to include first floor of 4,673ft² creating unit of 10,347ft²
- Nearby occupiers include Lloyds Bank, Kokoro, McDonalds, Chopstix, Subway, Loungers
- Available from January 2026
- Rent - £80,000 per annum exclusive



TO LET



Location



Gallery



Contact





Location



Gallery



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Location

Derby is a major East Midlands city with a resident population of approximately **256,800** and **2.1 million** **within a 45-minute drive time**. The city is home to a renowned university and major employers such as Rolls Royce, Toyota, Bombardier and Vaillant and boasts the highest average UK salary outside of London and the home counties (source Marketing Derby).

The property is located on a busy pedestrianised high street at the junction between St Peter's Street and East Street. The Derbion Shopping Centre is close by comprising **1.3 million square feet of retail / leisure space** with an annual footfall of **15 million** anchored by Next, M&S, Flannels, Frasers, Five Guys, Showcase Cinema, Hollywood Bowl and more. Immediate adjacencies include Kokoro, McDonalds, Chopstix, Subway and Loungers.



The Property

The property is set within a stunning Grade II Listed building. The fully glazed frontage of 56ft provides excellent natural light throughout the open plan ground floor accommodation.

EPC

The property has an EPC Rating of D.

Legal Costs

Each party are to bear their own legal costs incurred.



Ground Floor Sales



Ground Floor Sales



Location



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The Vaillant Live Arena



Albion Street Entrance to Derbion Shopping Centre



Condor Apartments



Derby Riverlights



East Street Entrance to Derbion Shopping Centre



St Peters Street

Accommodation

| Floor | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground floor | 269.14 | 2,897 |
| First Floor | 434.14 | 4,673 |
| Basement | 257.99 | 2,777 |
| Total | 961.27 | 10,347 |

There is potential to split the unit, taking ground floor and basement only, or to extend further into 45-47 St Peters Street, creating a ground floor of 4,968ft².

Lease Terms

The property is available to let subject to vacant possession 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:-

£80,000 per annum exclusive
(Eighty Thousand Pounds)

VAT

VAT is applicable at the prevailing rate.

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.



Location

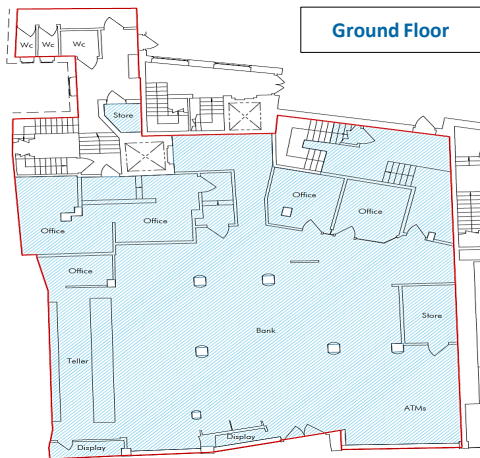


Gallery

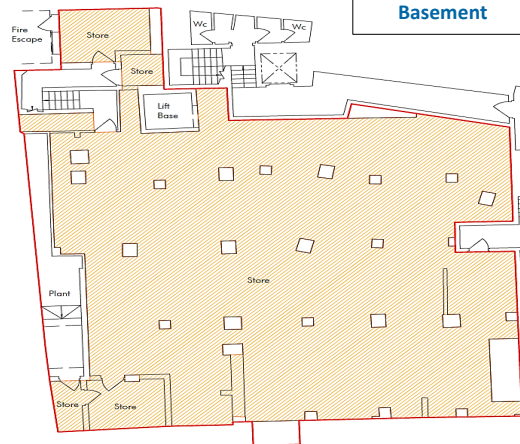


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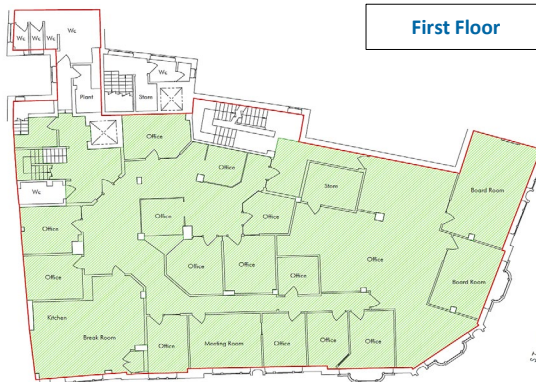
Ground Floor



Basement



First Floor





Location



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SAT NAV: DE1 2BL



Derby Shopping Centre
1.3m ft² of retail/leisure space

Business Rates

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

Shop & Premises

Rateable Value (2023): £100,000

The above rateable value is for the whole premises, including second and third floors, however the rateable value will be reassessed to reflect the reconfigured areas.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% 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.

Further Information

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

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09/10/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.