

45-47 St Peter's Street | Derby | DE1 2BL

## 100% prime retail/leisure unit in Derby City Centre

### Premises To Let

336.78m<sup>2</sup> (3,625ft<sup>2</sup>)

- High footfall Derby City Centre location
- Adjacent to entrances to Derbion Shopping Centre
- Former Costa Coffee ideal for coffee shop / fast food use (STP)
- Corner unit with fully glazed return frontage
- Nearby occupiers include Lloyds Bank, Kokoro, McDonalds, Chopstix, Subway, Loungers
- Rent - £60,000 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.

## Description

The premises is set within a stunning Grade II Listed building and laid out over ground floor and basement with an open plan ground floor sales area. The full height glazed frontage wraps around from St Peter's Street to East Street providing excellent natural light and prominence.

## EPC

The property has an EPC Rating of A.

## Legal Costs

Each party are to bear their own legal costs incurred.





Location



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The Vaillant Live Arena



Albion Street Entrance to Derby Shopping Centre



Condor Apartments



Derby Riverlights



East Street Entrance to Derby Shopping Centre



St Peters Street

## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	184.05	1,981
Basement	152.73	1,644
<b>Total</b>	<b>336.78</b>	<b>3,625</b>

There is potential to extend the unit into 39 East Street, creating a ground floor of 4,968ft<sup>2</sup>.

## Lease Terms

The property is available to let subject to vacant possession by way of an effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a rent of:-

**£60,000 per annum exclusive**  
**(Sixty Thousand Pounds)**

## VAT

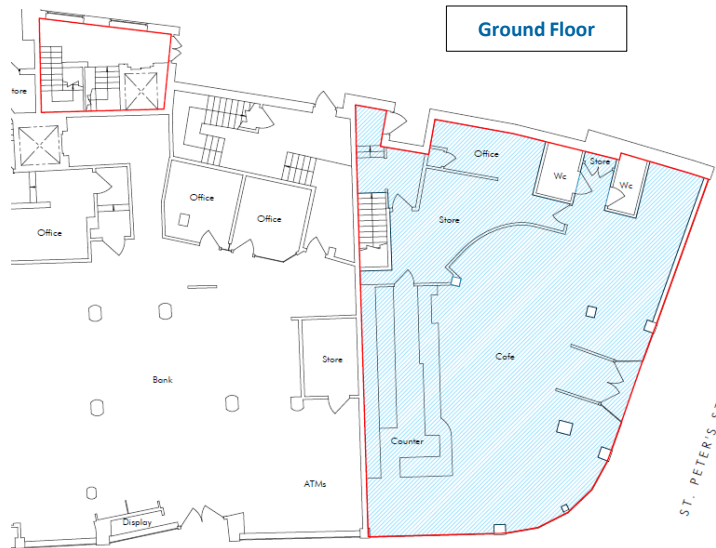
VAT is applicable at the prevailing rate.

## Planning

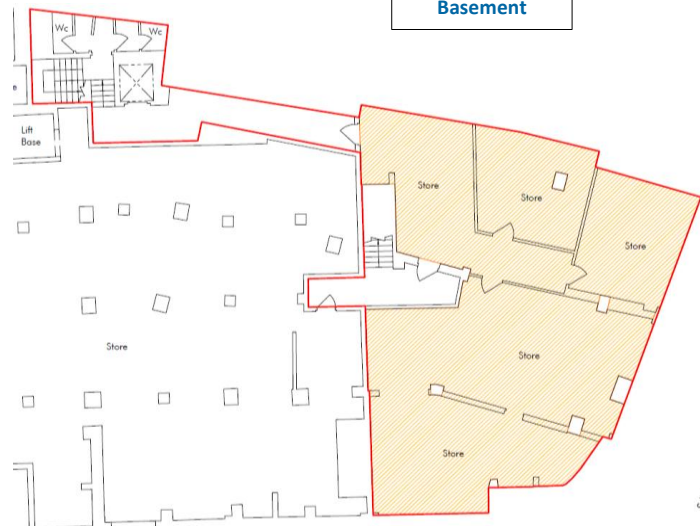
It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, mixed use café/restaurant and bar, financial & professional services, office use, clinic, health centre, creche and gym.



**Ground Floor**



**Basement**





Location



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## Business Rates

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

### Shop & Premises

Rateable Value (2023): £62,500

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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10/04/2025

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