

## Prominent retail premises in busy neighbourhood shopping parade

### Ground floor sales

88m<sup>2</sup> (947ft<sup>2</sup>)

- Ground floor retail unit
- Use Class E premises – would suit retail, café, restaurant or other use subject to planning permission
- Free customer parking
- Nearby occupiers include Co-op Foodstore, Premier Express, Dominos and Birds Bakery
- Rent: £20,000 per annum



**TO LET**



Location



Gallery



Contact

## Location

Chellaston is a busy suburb situated approximately 4 miles south of Derby city centre and has a population of circa 15,768.

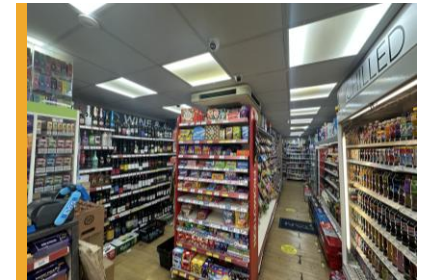
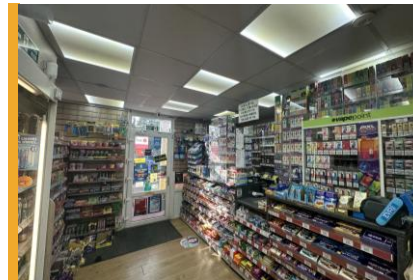
The property is situated on the High Street close to the junction with Derby Road, which is the main arterial route to and from the city centre.

The immediate area is a busy residential suburb with two schools, a church and sports bar all within the vicinity. Nearby retail occupiers include Co-op Foodstore, Premier Express, Dominos and Birds Bakery.

## The Property

The property comprises a ground floor retail unit with glazed frontage and ancillary accommodation.

Internally the premises benefit from a large sales area, storage room, kitchenette and W/C facilities and access to the rear.



Area	M <sup>2</sup>	FT <sup>2</sup>
Ground floor sales	88	947
<b>Total</b>	<b>88</b>	<b>947</b>



## Business Rates

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

Shop & Premises

Rateable Value (2023): £14,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 45% on the rates payable until 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.

## Service Charge

It is understood a service charge will be payable. Further details are available upon request.

## Planning

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

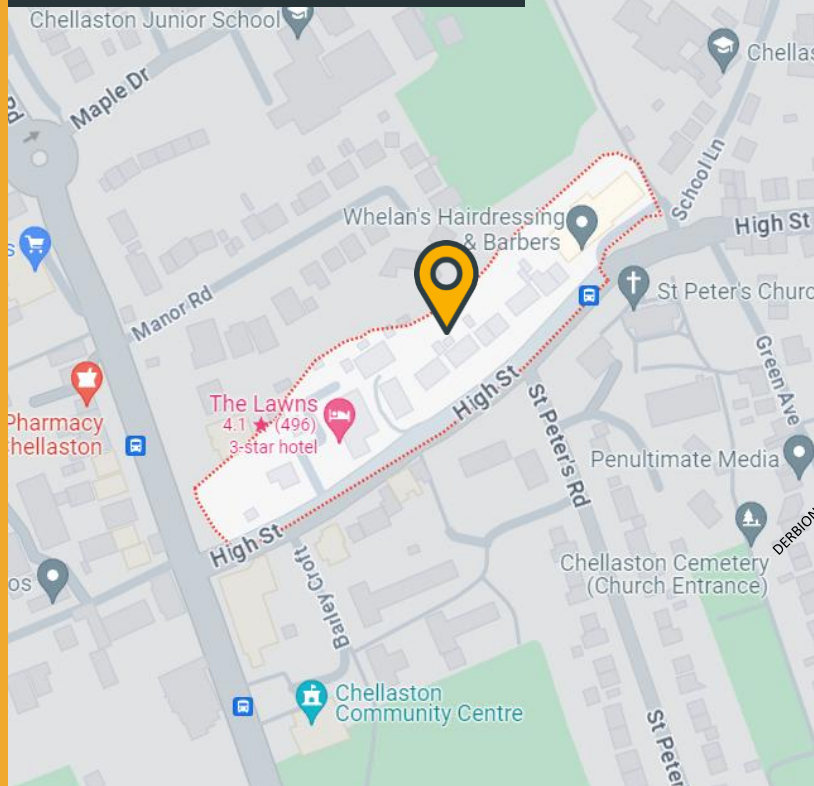
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## EPC

The property has an Energy Performance Certificate rating of C (52).

**WHAT3WORDS:** headers.gambles.awstruck

**SAT NAV:** DE73 6TB



## Rent

Subject to vacant possession the property is available on a new lease for a term of years to be agreed at a rent of:

**£20,000 per annum**

## VAT

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

## 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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