

Press Release 2025



A BRIEF UPDATE INTO DERBY'S HIGH STREET SCENE

Derby's high street has continued to be a popular retail and leisure location for occupiers from national retailers to local takeaway restaurants. In the first quarter of 2025, FHP conducted 78 viewings of properties on the high street and completed on 7 deals with a further 3 under offer. Despite the turbulence in the general economic during the period, we are seeing an uptick in requirements for Derby high street from national retailers, restaurants and banks.

We have completed on 21 St Peters Street after only marketing the property for a couple of weeks to an optician who have stores throughout the UK. 30 East Street has been let to a high-quality regional beauty operator. We have also completed on 96 Traffic Street, opposite the Derbion, to a jeweller. We have let Unit 2 East Street to a takeaway restaurant and 6 East Street to a phone repair shop.

The disappointment of well-loved restaurant chain Pie Minister closing in March was eased as that property was swiftly placed under offer to an exciting street food chain looking to expand their existing portfolio of restaurants.

We currently have under offer 1256 London Road to another takeaway unit at above the asking rent showing the demand for small takeaway units and 28 St Peters Street has had an agreement for lease completed to Forbidden Planet, a national comic store which will be a welcomed addition to the high street.

We would be remiss not to mention the ongoing success of the Derbion Shopping Centre. 2025 alone has seen JD Sports opening their doors on an upsized unit, Luke 1977 launch their flagship store, Victoria's Secret start fitting out and Seasalt commit to a space on the upper mall among various other new lettings, upsizes and renewals. This shows the strength of Derby as a retail destination which inevitably has a trickle-down effect on the high street.

The general sentiment across these deals is that there is plenty of activity on the high street which we expect will continue throughout the year thanks to the opening of the Valliant Live Arena and the Market Hall alongside the various apartment schemes that will all help to bring people back into the city centre and revitalise the high street.

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The news of more investment into the city centre is also very welcoming with the Assembly Rooms set to have a public consultation on its redevelopment around the Market Place, the University has continued to invest in buildings in or near the city centre and Derby's Eastern Gateway scheme will help to bring even more people into the centre and will transform the entranceway into Derby from the bus station.

All of this investment into the city centre is vital in ensuring the high street remains a popular location for the people of Derby and I am confident the quality of the tenants will only improve as these investments come to fruition. All of which has a positive snow ball effect in helping Derby city centre become a busy hub once more.

For more information about properties on the high street please contact our Derby Retail Team on the below contact details:

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ENDS

Corbin Archer

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