

107 Friar Gate | Derby | DE1 1EX

Prominent retail, studio or office opportunity with excellent frontage to Friar Gate

158m²
(1,800ft²)

- Prominent position on Friar Gate
- Ground floor retail unit in the heart of Derby's Cathedral Quarter in walking distance of Derby City Centre
- Nearby operators include Smith Partnership and Bistro Pierre
- Suitable for multiple uses including offices, retail shop, studio or gym
- Street level window display
- Subject to vacant possession - available on new lease terms
- Rent £18,000 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

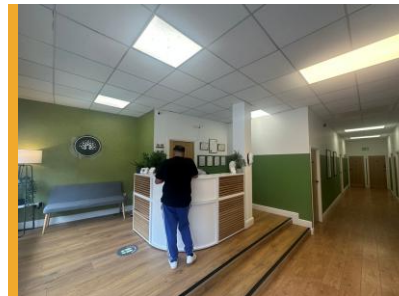
The property comprises a ground floor retail showroom that has been fitted to a high standard as a clinic. The accommodation includes a reception area leading to individual clinic/meeting rooms with staff facilities, W/C and rear storage.

Accommodation

The property comprises the following net internal area

Area	m ²	ft ²
Ground Floor	158	1,800

These measurements are given for information purposes only.





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Business Rates

We are advised by Derby City Council Business Rates Department that the premises hold the following rateable value:

£15,000

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.

Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Planning

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

EPC

The property has an Energy Performance Certificate Rating of C(67).



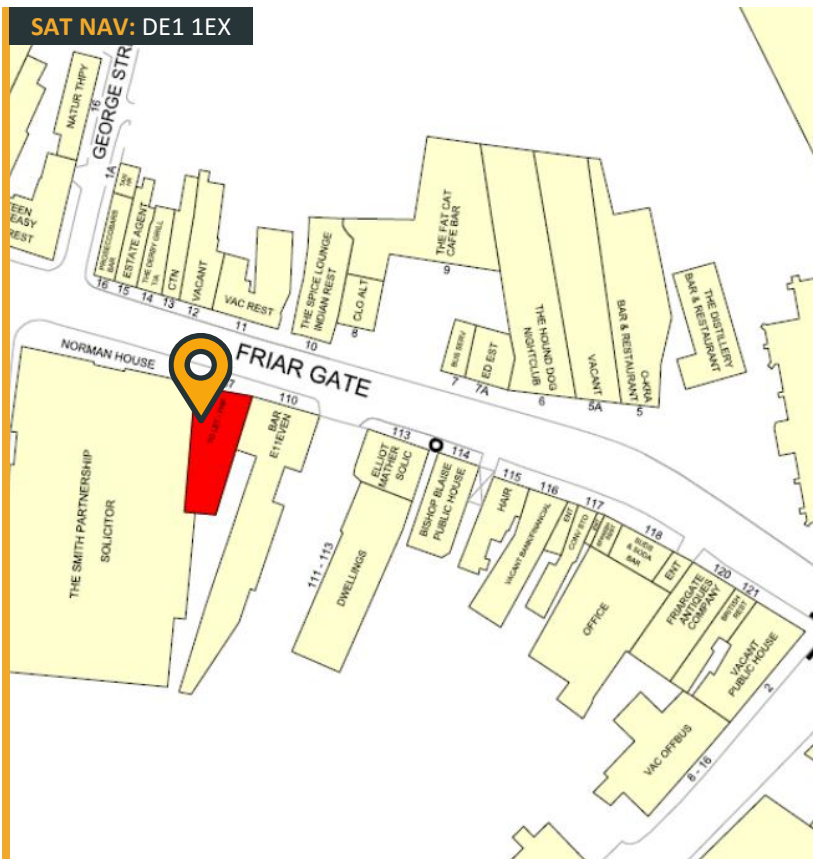
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SAT NAV: DE1 1EX


Lease Term

The premises are available to let on new lease terms subject to surrender of the current lease at a rent of:

£18,000 per annum

VAT

We confirm that VAT is applicable at the prevailing rate.

Further Information

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

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13/06/2025