

32 East Street | Derby | DE1 2AF

## Prime retail unit in the heart of Derby City Centre opposite Derbion Shopping Centre entrance

Ground floor sales  
78.32m<sup>2</sup> (843ft<sup>2</sup>)

- Located on Derby's prime high street retail pitch
- Pedestrianised high street location
- Opposite Derbion Shopping Centre
- Suitable for a variety of uses (subject to planning)
- Rear loading via serviced goods lift
- Ground floor 843ft<sup>2</sup> with first floor storage 631ft<sup>2</sup>
- Available by way of assignment of the existing lease
- Rent £25,000 per annum



**TO LET**



Location



Gallery



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Location



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## Location

Derby has a resident population of circa **250,000** with **2.1 million** within a 45 minute drive time. The city is also home to Derby University, where approximately 29,000 students are enrolled.

The premises is located on a busy pedestrianized high street on East Street directly opposite the entrance to the Derbion Shopping Centre which comprises 1.3 million sq. ft. of space with an **annual footfall of 15 million**.

The area comprises a mix of occupiers including shops, financial services, cafes and restaurants. Nearby occupiers include Poundstretcher, Lloyds Bank, BetFred, Greggs and McDonalds.



## The Property

The premises benefit from an existing fit out which includes suspended ceilings, lighting, AC units and wooden flooring. There is sales accommodation on the ground floor with storage, WC's and kitchen at first floor level.

Rear loading is available via service goods lift.

## Planning

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





## Accommodation

Area	M <sup>2</sup>	FT <sup>2</sup>
Ground floor sales	78.32	843
First floor stores	58.62	631
<b>Total</b>	<b>136.94</b>	<b>1,474</b>

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

## Business Rates

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

### Shop & Premises

**Rateable Value (2025):** **£25,000**

The latest Government retail relief gives **qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable from 1/04/2025 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.

## EPC

The property has an EPC rating of **A-22**.

## Legal Costs

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



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## Lease

The premises are available by way of assignment at a rental of:

**£25,000 per annum**

## Service Charge

A service charge will be payable. Please contact the agent for more details.

## VAT

We confirm all figures quoted are exclusive of VAT which is payable 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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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.