

14-16 St Peter's Street | Derby | DE1 1SH

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

Ground floor sales  
117.24m<sup>2</sup> (1,262ft<sup>2</sup>)

- Ground floor retail unit
- High footfall Derby City Centre location
- Near the Derbion Shopping Centre
- Ideal for F&B or retail
- Nearby occupiers include Lloyds Bank, Kokoro, McDonalds, Chopstix, Subway, Loungers and Forbidden Planet
- Rent - £27,500 per annum exclusive
- E Class premises
- Three phase electric supply



**TO LET**



Location



Gallery



Contact



## 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. 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, Loungers and Forbidden Planet.

## Description

The property is a ground floor retail unit, benefitting from a modern full height glazed frontage. Internally, the accommodation provides open plan accommodation, with staff toilets and welfare facilities to the rear.

## EPC

The property has an EPC Rating of C.

## Legal Costs

Each party are to bear their own legal costs incurred.





The Vaillant Live Arena



Albion Street Entrance to Derbion Shopping Centre



Condor Apartments



Derby Riverlights



East Street Entrance to Derbion Shopping Centre



St Peters Street

## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	117.24	1,262
<b>Total</b>	<b>117.24</b>	<b>1,262</b>

## Lease Terms

The property is available to let 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:-

**£27,500 per annum exclusive**  
**(Twenty Seven Thousand Five Hundred 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.



## Business Rates

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

### Shop & Premises

Rateable Value (2023): £28,500

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