

24 - 26 East Street | Derby | DE1 2AF

Prime retail unit on busy pedestrianised street in Derby City Centre opposite Derbion Shopping Centre entrance

Ground floor sales

277m² (2,980ft²)

- High footfall Derby city centre location
- Prominent retail unit on busy pedestrianised street ideal for retail, restaurant, fast food (STP)
- Opposite Derbion Shopping Centre
- Rear loading via service goods lift
- Ground floor sales 2,980ft² with first floor space of 2,180ft²
- Available on new lease terms
- Rent £46,150 per annum



Location



Gallery



Contact



TO LET

Location

Derby has a resident population of circa **256,800** 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

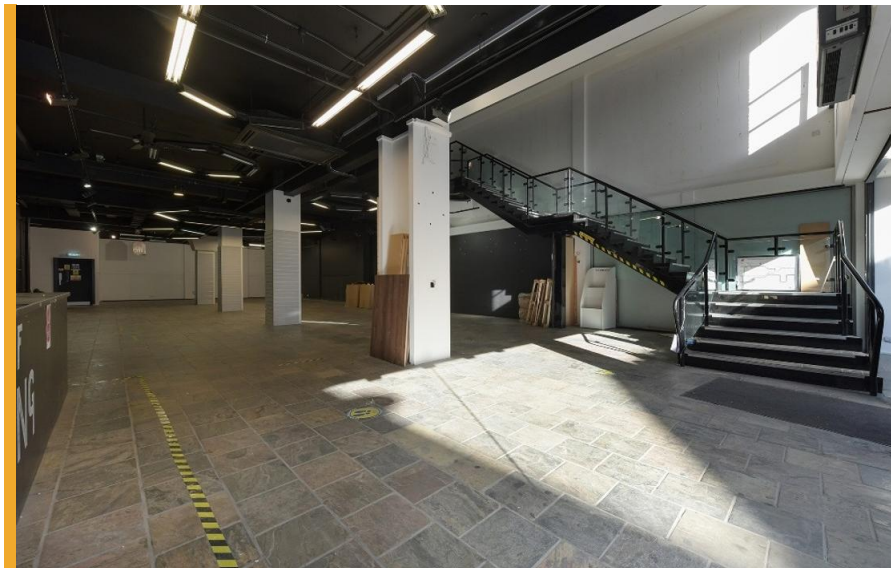
The premises benefit from an existing fit out and comprises ground and first floor sales accommodation with further first floor stores and staff welfare facilities.

Rear loading is available via a 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.

This information is for guidance only and all parties should check themselves with the local planning authority.





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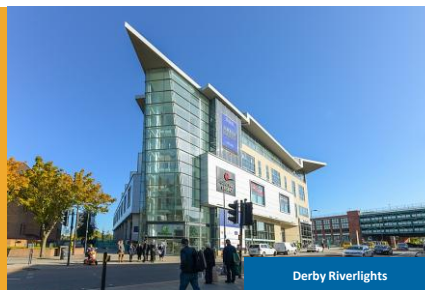
The Vaillant Live Arena



Derby Market Hall



Condor Apartments



Derby Riverlights



East Street Entrance to Derby Shopping Centre



Albion Street Entrance to Derby Shopping Centre

Accommodation

Area	M ²	FT ²
Ground floor sales	277	2,980
First floor	203	2,180
Total	480	5,160

(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 (2023): £64,500

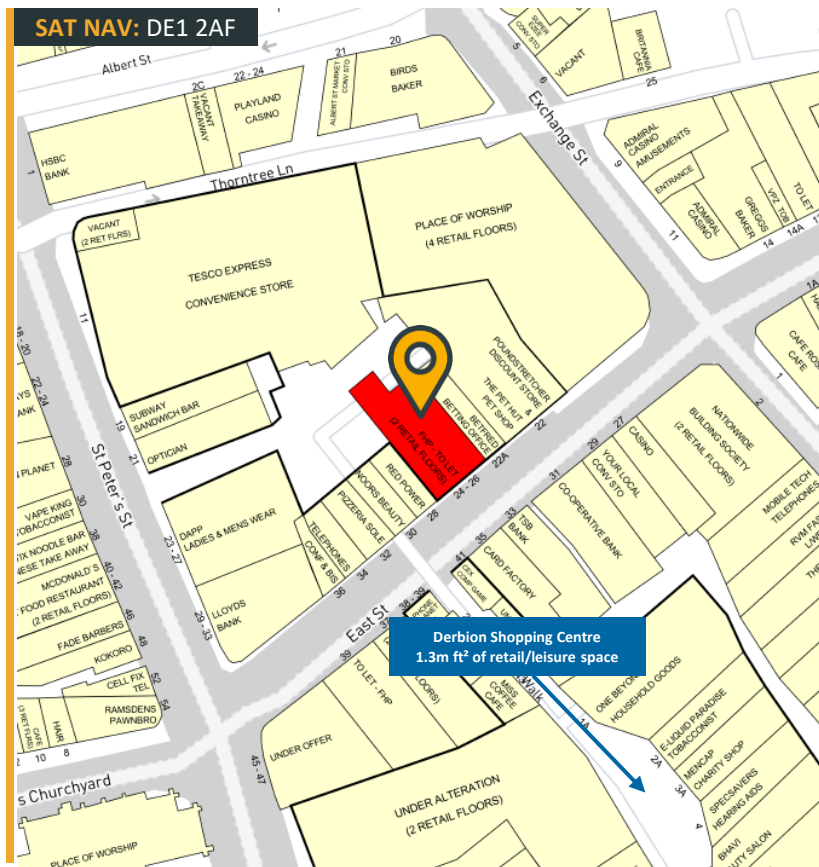
The latest Government retail relief gives **qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable from 1/04/2025 to 31/03/2026** (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

EPC

The property has an Energy Performance Certificate Rating of C54.

Legal Costs

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



Lease

The premises are available by way of an Effective Full Repairing and Insuring Lease for a term to be agreed at a rental of:

£46,150 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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23/10/2025

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