

45 Derby Road | Nottingham | NG1 5AW

## Prominent edge of city retail/leisure premises

266.5m<sup>2</sup>  
(2,868ft<sup>2</sup>)

- Prominent position on Derby Road
- Busy main arterial route from the Nottingham City Centre
- Nearby operators include **Tough Mary's Bakehouse, Katie Homes and Lime Gallery**
- Rent - £20,000 per annum
- Guide price - £250,000 (long leasehold)



**FOR SALE/  
TO LET**



Location



Gallery



Contact



## Location

The premises occupy a prominent location on the corner of Derby Road and Upper College Street. Derby Road is the principle connecting route for the neighbouring student residential area of Lenton and professional quarter of The Ropewalk which leads into the city centre beyond. Derby Road is home to a combination of independent retail and leisure operators. Nearby occupiers include Tough Mary's Bakehouse, Katie Homes and Lime Gallery.

Derby Road and the immediate surrounding area has undergone extensive development establishing itself as a popular student residential location.

## The Property

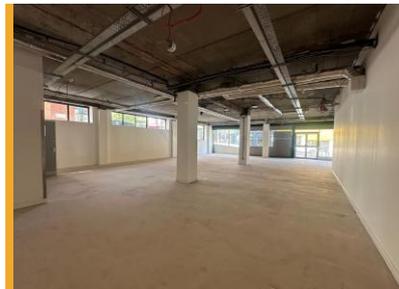
The premises comprise an open plan ground floor retail area ready for tenant fit out alongside ancillary accommodation to include a series of storage rooms/private offices.

The property has been stripped out and provides the following specification:-

- Electric roller shutter door
- Intruder alarm
- Painted and plastered walls
- Level floor ready for installation of floor coverings
- WC, kitchen and storage to the rear

## EPC

The property has an EPC rating falling within Band C.





## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	168.9	1,818
Ancillary	97.6	1,050
<b>Total</b>	<b>266.5</b>	<b>2,868</b>

## Lease Terms/Rent

The premises are available by way of a new internal repairing and insuring lease for a term of years to be agreed. The property is available at a quoting rent of:

**£20,000 per annum**

## Sale Price

The long leasehold interest, which is held for a term of 200 years from 1 January 2000, is available at a guide price of:

**£250,000**

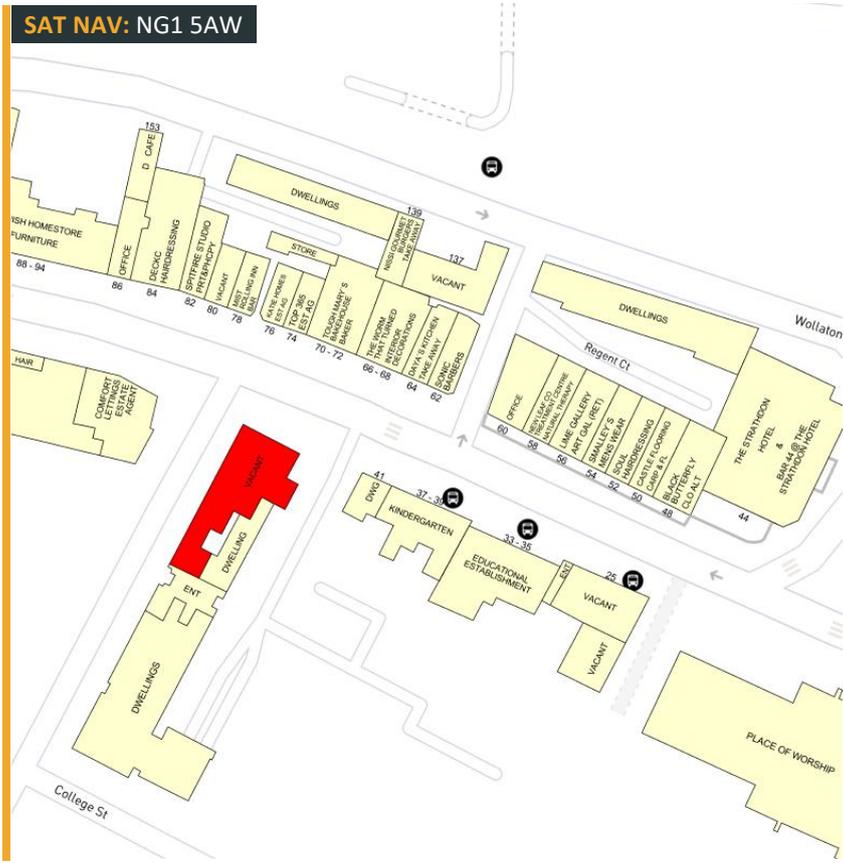
Further information is available from the agent upon request.

## Planning

The landlord's long leasehold interest currently allows for use under Class A1 (such as shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors).

Alternative uses may be permitted subject to obtaining head landlord consent and planning permission, if necessary.

**SAT NAV: NG1 5AW**



## Business Rates

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

Rateable Value (RV): £39,500  
UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 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.

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## Legal Costs

Each party are responsible for their own legal costs.

## Further Information

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

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12/01/2026