

18 - 22 St James Street | Derby | DE1 1RF

Retail unit to let in Derby city centre location

Ideal for a restaurant, café or bar

100.80m²
(1,085ft²)

- Ground floor sales – 1,085ft² / Basement - 345ft²
- Exciting F&B led location with high concentration of office occupiers
- Refurbished to white box specification and laid in fully open plan configuration
- Rent - £25,000 per annum exclusive
- Available September 2026



TO LET



Location



Gallery



Contact





Location



Gallery



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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 premises occupy the prominent position on St James Street, the heart of the Cathedral Quarter. St James Street links the new Vaillant Derby arena (3,500 capacity) and Derby's recently opened £35M Market Hall. Businesses in the vicinity comprise a mixture of offices, retail and F&B with occupiers including **Cubo Offices, Bulkhead, Coffee#1, Phenix Salon Suites, Molly Malone Irish Bar, Turtle Bay** and a host of high-quality independents, such as **Café Blanc, Bella's Gyro, Omomo, Glamberry** and more.

The Property

The premises are laid out over ground and basement, within a stunning heritage building. Internally, the ground floor will be configured in an open plan layout and prepared to a high quality white box specification.

Legal Costs

Each party are to bear their own legal costs incurred.

Service Charge

A service charge is payable for maintenance of the common parts of the building. Please contact the agent for further information.





The Vaillant Live Arena



Derby Market Hall



Condor Apartments



Derby Riverlights



East Street Entrance to Derbion Shopping Centre



Albion Street Entrance to Derbion Shopping Centre

Accommodation

The property comprises the following approximate areas:-

Floor	m ²	ft ²
Ground floor sales	100.80	1,085
Basement	32.05	345
Total	132.85	1,430

Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:-

£25,000 per annum exclusive

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

VAT

VAT is applicable at the prevailing rate.



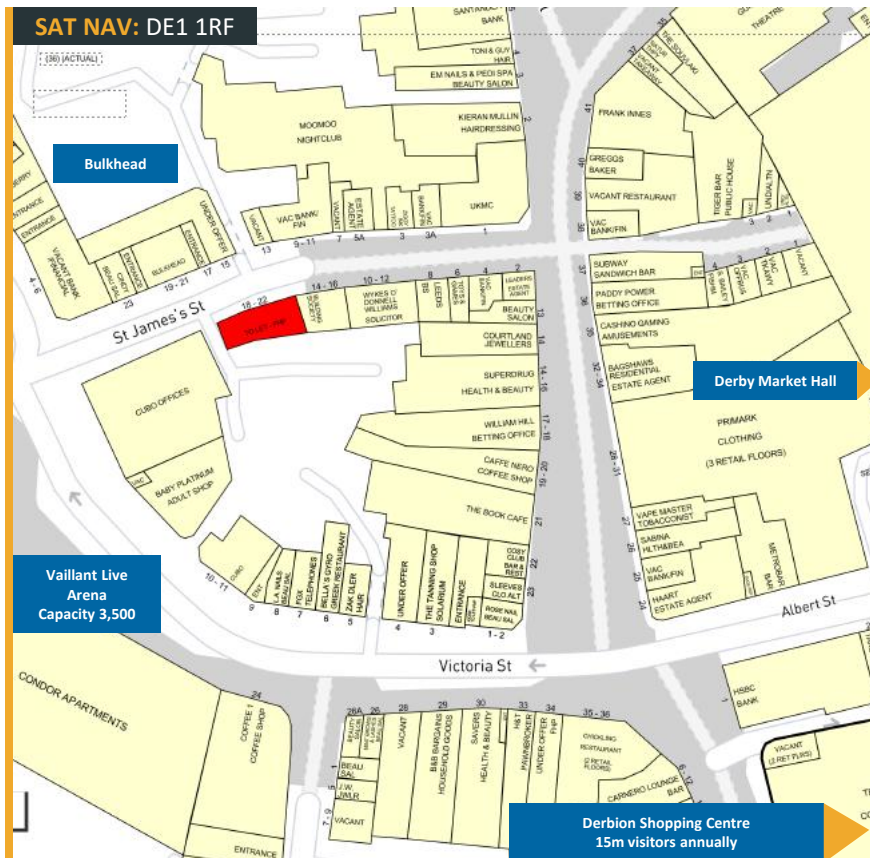
Location



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Business Rates

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

Rateable Value (2023): £23,750

Rateable Value (2026): £26,250

The property is currently rated as a whole but the premises will be re-assessed once redeveloped.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2024 to 31/03/2025 (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 B(49).

Further Information

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

Tom Wragg

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tom@fhp.co.uk

Harry Gamble

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29/05/2026

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