

## Part fitted kiosk situated in the heart of Derby City Centre

10.68m<sup>2</sup>  
(115ft<sup>2</sup>)

- Prominent City Centre location with a high footfall
- Opposite Condor Apartments, Market Hall and Vaillant Live (3,500 capacity entertainment arena)
- Partially fitted kitchen
- Ideal for takeaway use; other uses considered STP
- Secured parking available at £840 per annum per car
- Nearby occupiers include Primark, Cubo Offices, Tesco Metro, McDonalds, Superdrug, Caffe Nero, Savers, Cosy Club, Carnero Lounge, Coffee No 1, Turtle Bay and Good Thai
- Rent - £9,500 per annum



**TO LET**

Location

Gallery

Contact

## Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time.

Situated within a five minute walk of Derbion Shopping Centre, the premises offers a highly prominent position on Victoria Street, close to the intersection with St Peters Street and Cornmarket. Victoria Street is a major pedestrian and bus/taxi route and is home to a mix of national and local independent occupiers including shops, offices, cafes and restaurants with the street acting as the link between the prime high street retail pitch of St Peters Street and Friar Gate.

The property sits opposite Derby's £200 million Becketwell Regeneration Scheme, which includes the Condor Apartments and the Vaillant Live Arena. Nearby occupiers include; Primark, Tesco Metro, McDonalds, Caffe Nero, Savers, Cosy Club, Superdrug, Carnero Lounge, Coffee No 1, Turtle Bay, Chickling and Good Thai.

## The Property

The kiosk forms part of The Royal Buildings. The property provides ground accommodation with a partially fitted kitchen. The property benefits from ventilation and a frontage onto Victoria Street.

## EPC

The property has an Energy Performance Certificate Rating of C54.





## Accommodation

The property comprises the following approximate net internal areas:

Area	M <sup>2</sup>	Ft <sup>2</sup>
Kiosk	10.68	115

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 (RV) to 31 March 2026: £920

Rateable Value (RV) from 1 April 2026: £1,000

From 1 April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p.

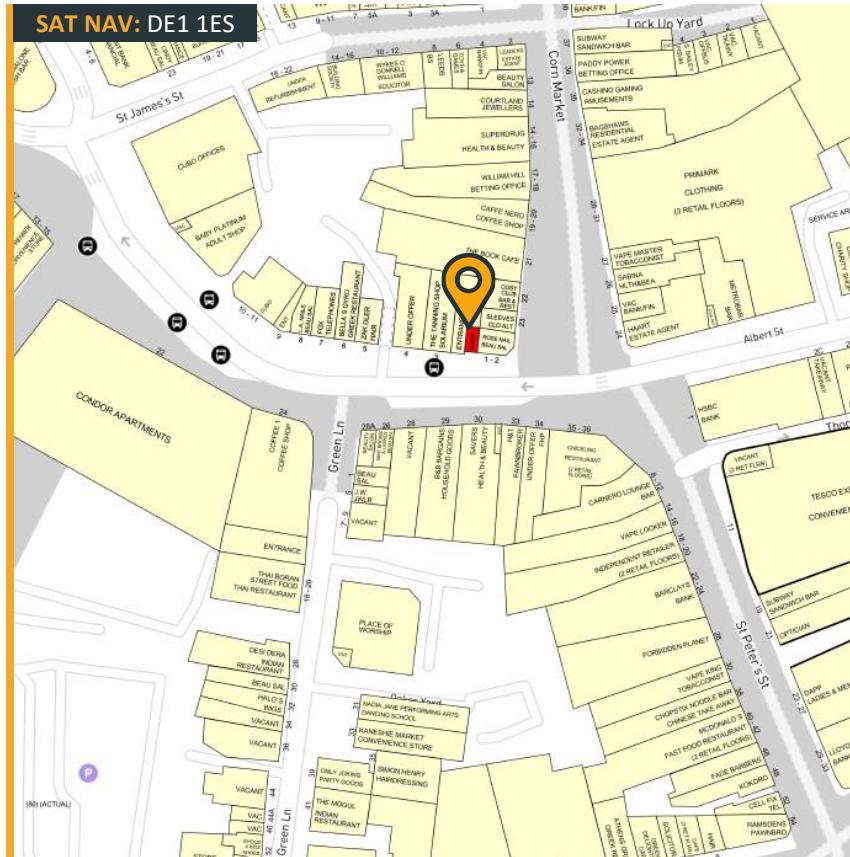
This information is for guidance only and all parties should check themselves with the local billing authority.

## Legal Costs

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

## Planning

We understand the property falls within **Sui Generis** which is suitable for Hot Food Takeaway's.



## Rent

The property is available by way of an Effective Full Repairing and Insuring lease for a term to be agreed at a rent of:-

**£9,500 per annum**

## Service Charge

A service charge is payable. For further information please contact the agents.

## 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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