

2 East Street | Derby | DE1 2AU

Fitted restaurant premises in busy pedestrianised city centre location

Ground floor sales

55.6m² (598ft²)

- High footfall pedestrianised location near Derbion main entrance and Riverlights/bus station
- Suitable for restaurant or takeaway use (STP)
- Nearby occupiers include Phat Buns, Greggs, Ladbrokes, Nationwide and Poundstretcher
- Rent: £26,000 per annum



TO LET



Location



Gallery



Contact



Location

The premises occupy a prominent position on East Street within Derby City Centre fronting on Derbion Square and immediately adjacent the main city bus station. Immediately opposite within the former Eagle Centre Market, Flo Skate Park are currently fitting out and S3 Padel are now open.

Nearby occupiers include Phat Buns, Greggs, Ladbrokes, Nationwide, Poundstretcher, Boyes Sports, TK Maxx and more.

The Property

The property comprises a ground floor retail unit, which is currently fitted out as a fast food restaurant with customer seating at the front and counter and kitchen towards the rear. The upper floors are accessed via an internal staircase and currently provide ancillary storage and welfare accommodation.

Area	M ²	FT ²
Ground floor sales	55.60	598.00
Mezzanine	10.90	117.00
First floor	31.60	340.00
Second Floor	39.40	316.00
Total	127.37	1,371.00

*Areas taken from VOA





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:

£26,000 per annum

Service Charge

It is understood a service charge will be payable. Further details are available upon request.

VAT

We confirm all figures quoted are exclusive of VAT which is payable at the prevailing rate.

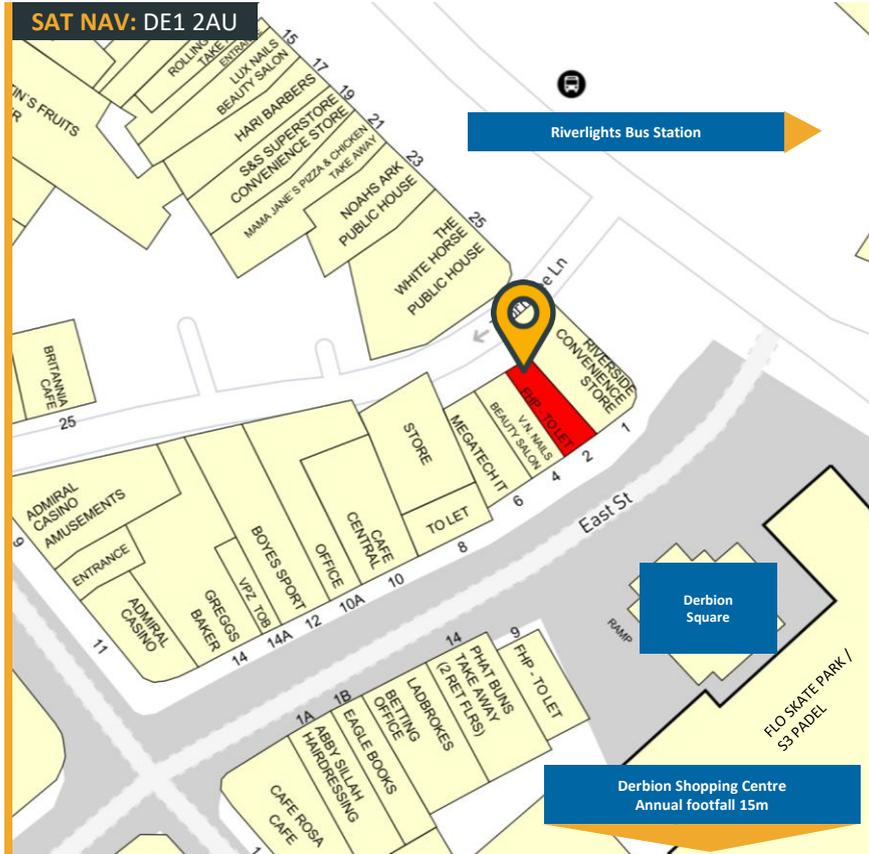
Planning

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.

EPC

The property has an EPC rating of **E**.



Business Rates

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

Shop & Premises

Rateable Value (2023): £15,500

Rateable Value (1st April 2026): £14,500

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p / 43.0p (delete as appropriate). 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.

Further Information

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

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