

848-850 Osmaston Road | Allenton | Derby | DE24 9AB

Retail unit in popular Derby suburban parade

Available subject to vacant possession

231.05m²
(2,487ft²)

- Ground floor sales – 1,583ft²
/ First floor - 621ft² /
Basement – 283ft²
- Retail unit in popular
suburban parade
- Ample car parking
- Rent - £25,000 per annum
exclusive
- E class premises



TO LET



Location



Gallery



Contact



Location

The property is located within Allenton, which is a popular Derby suburb located approximately 2 miles south west of the City Centre. Osmaston Road is a major arterial route connecting the city with Chellaston and the A50 that sees over 14,000 traffic movement daily. There is a substantial amount of free public parking immediately in front of the premises.

Operators in the vicinity are a mixture of regional and independent retailers and F&B operators, alongside nationals such as Greggs, Subway, Betfred, Heron Foods, Card Factory, Nationwide, Papa John, Boots, Poundstretcher and more.

The Property

The premises is a former banking hall laid out over ground, first and basement. The property benefits from good glazed frontage and internally is currently fitted out as a coffee shop. The first floor and basement provide further ancillary accommodation.





Accommodation

The property comprises the following approximate areas:-

Floor	m ²	ft ²
Ground floor sales	147.07	1,583
First floor	57.69	621
Basement	26.29	283
Total	231.05	2,487

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:-

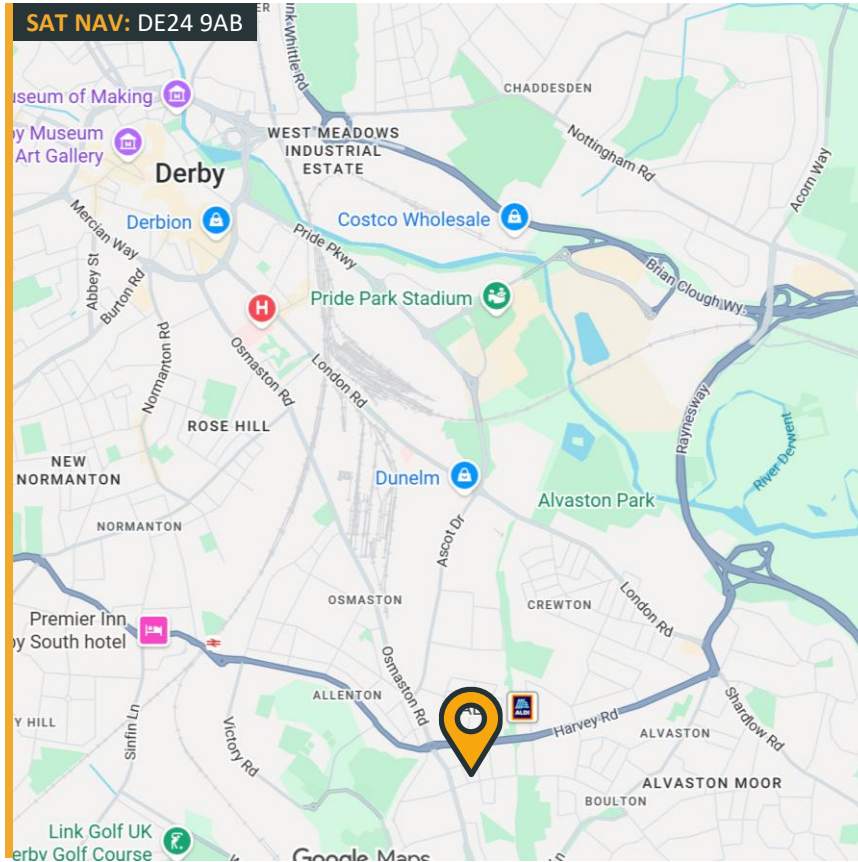
£25,000 per annum exclusive

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.



Business Rates

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

Rateable Value : £29,500

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 D.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

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

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