

9 East Street | Derby | DE1 2AU

Prominent retail unit in busy pedestrianised city centre location To be refurbished to a high standard

148.83m² (1,602ft²)

- Ideal for coffee shop / restaurant use
- Nearby occupiers include **Phat Buns, Greggs, Ladbrokes, Nationwide, Flo Skate Park** and **S3 Padel**
- Ground floor sales 817ft²
- First floor 785ft² (potential sales)
- Second floor 827ft²
- Rent: £25,000 per annum



TO LET



Location



Gallery



Contact



Location

The premises occupy a prominent position on East Street within Derby City Centre with return frontage onto Derbion Square. The city bus station is located a short walk away and there is substantial customer parking within the Derbion Shopping Centre. Derbion Square has recently been redeveloped as part of the Eastern Gateway Project, which is a joint venture between the Derby and Derby City Council including a public play area.

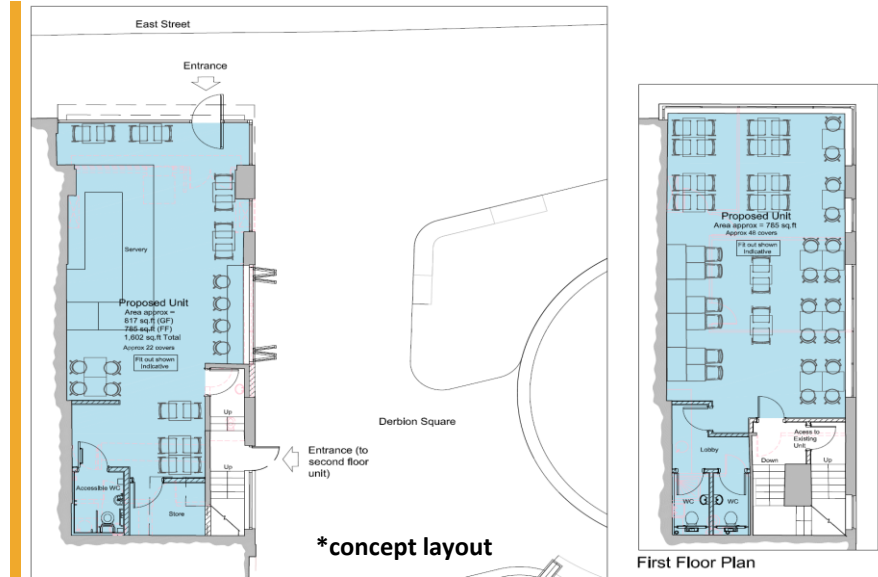
Primark are fitting out 52,500ft² of retail space due to open in 2027 with the main entrance via Albion Street, which is a short walk from the premises. The entrance to the former Eagle Centre Market is adjacent, which is now occupied by Flo Skate Park and S3 Padel.

Nearby occupiers include **TK Maxx**, **Phat Buns**, **Greggs**, **Ladbrokes**, **Nationwide**, **Flo Skate Park**, **S3 Padel** and more.

The Property

The property comprises a ground floor retail unit laid out in an open plan configuration with the first floor accessed via an external stairwell. There is potential to create an internal stairwell, making the first floor usable as sales.

Area	M ²	FT ²
Ground floor sales	75.90	817
First floor	72.93	785
Second floor	76.83	827
Total	225.66	2,429





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:

£25,000 per annum

VAT

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

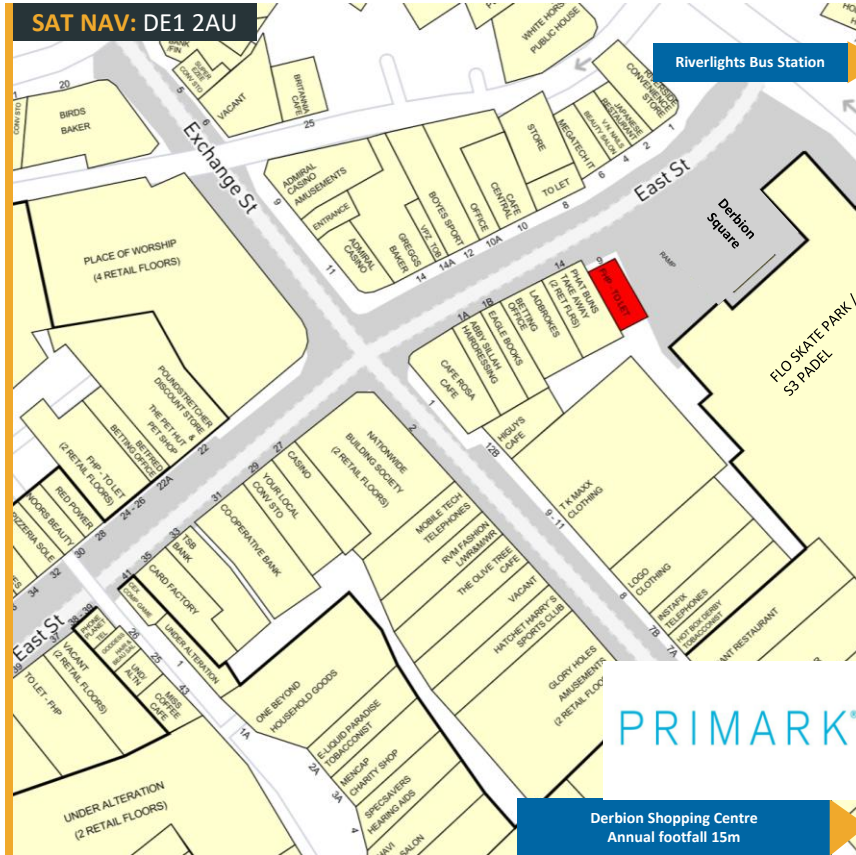
Planning

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 **C**.



Business Rates

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

Shop & Premises

Rateable Value: £16,000

From 1st 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.

Further Information

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

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