

1-5 Wardwick | Derby | DE1 1BA

Fitted restaurant/bar premises in established City Centre leisure pitch

Confidential staff unaware/subject to vacant possession

785.87m²
(8,459ft²)

- Ground floor sales – 3,167ft² / First floor sales – 2,045ft² / Second floor stores – 2,035ft² / Third floor stores – 1,212ft²
- Prime licensed restaurant/bar unit within established leisure pitch
- Fully fitted and recently refurbished
- Rent on application
- Use class E, close to the Vaillant Live Arena and Derbion Shopping Centre with nearby occupiers including **Molly Malone**, **Nine Nightclub**, **Cubo Offices**, **Bustler Market** (opening soon), **Coffee No1**, **Fever Nightclub**, **R Lounge** and more



TO LET



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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 a key position on Wardwick, Derby which connects with Friar Gate and St James Street forming the established leisure circuit within Derby City Centre and is a short walk from the prime pedestrianised High Street and Derbion Shopping Centre, which has an annual footfall of 15m.

The property is located in an area which has seen substantial inward investment including the £200m Becketwell Regeneration Scheme, which houses the Vaillant Live Arena, 300 BTR apartments and has planning for 100,000ft² of Grade A office accommodation. Businesses in the vicinity comprise a mixture of offices, retail and F&B with occupiers including **Molly Malone**, **Nine Nightclub**, **Cubo Offices**, **Bustler Market (opening soon)**, **Coffee No1**, **Fever Nightclub**, **R Lounge** and more.

The Property

The property comprises a four storey leisure unit with a glazed frontage. Internally, the premises are fitted to a very high standard, providing largely open plan ground floor sales, kitchen. The first floor is currently utilised as customer toilets and ancillary accommodation.

Premises Licence

More information is available through the agent upon request.





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Accommodation

The property comprises the following approximate areas:-

Floor	m ²	ft ²
Ground floor sales	294.22	3,167
First floor sales	189.99	2,045
Second floor stores	189.06	2,035
Third floor stores	112.60	1,212
Total	785.87	8,459

Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of 15 years.

Rent

Rent on application.

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.



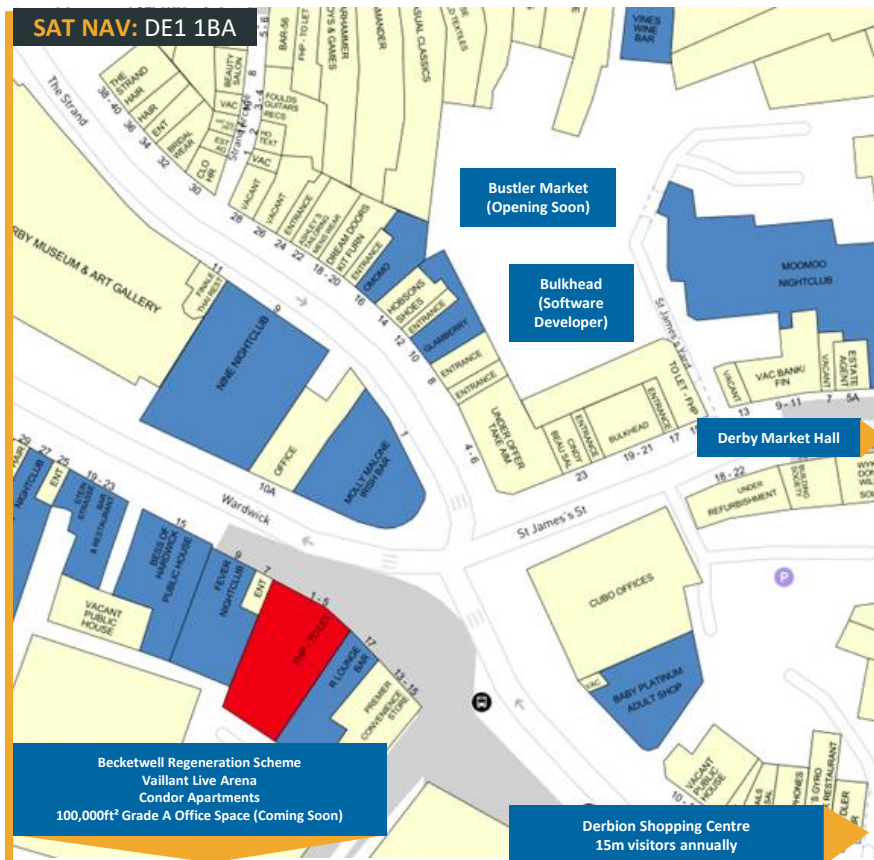
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Business Rates

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

Rateable Value (2026) : £48,250

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

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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03/07/2026

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