

54 St Peters Street | Derby | DE1 1SH

Prime Retail Investment Derby City Centre

Upper floors suitable for residential conversion (subject to planning)

251.35m²
(2,705ft²)

- Current income - £25,000 per annum
- Ground floor and basement let to Ramsdens Financial Limited on a lease expiring 13 February 2030.
- Nearby occupiers include **Lloyds Bank, Kokoro, McDonalds, Derbion Shopping Centre** and more
- Offers invited at £345,000



FOR SALE



Location



Gallery



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Location



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Location

St Peter's Street is Derby's main high street and links the Derbion Shopping Centre with The Cathedral Quarter, thus providing a strong footfall. The area comprises a mix of occupiers including shops, financial services, cafes and restaurants.

The unit occupies a prominent position on St Peters Street within the St Peters Quarter. Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time.

The Property

The property is a prominent building of traditional brick construction. The ground floor and basement are currently let to Ramsden's Financial Limited.

The upper floors have self-contained access on St Peter's Churchyard and was previously let to a hair salon. Internally, each floor is relatively open plan with walls finished to pain and plaster and led spotlighting.



Tenancies & Accommodation

Accommodation	Tenant	Lease Start	Lease Expiry	Rent (pa)	EPC	Rateable Value	Comments
Ground Floor Retail Basement: 54.35m ² (585ft ²) GF: 50.91m ² (548ft ²) Total: 105.26m² (1,133ft²)	Ramsdens Financial Limited	14/02/2020	13/02/2030	£25,000	36 Band D	£20,500	Rent subject to review on 14/02/2025 to open market value. The lease has been varied by a deed of variation removing the break clauses dated 13 th February 2025 and 13 th February 2027. Effective FRI lease.
Upper Floors FF: 50.25m ² (540.68ft ²) SF: 47.07m ² (506.66ft ²) TF: 48.76m ² (524.85ft ²) Total: 146.08m² (1,572ft²)	Vacant Upper Floors	N/A	N/A	N/A	52 Band C	£6,900	Available to let (FHP) with scope to residential conversion (Subject to Planning Permission).
Total Accommodation: 251.34m² (2,705ft²)				Total Rent: £25,000			



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Tenant's Covenant

We have made enquiries of the credit worthiness of the tenant via Experian and the information is as follows:

Risk Score – 100/100 very low risk

Credit limited - £2 million

Credit rating - £675,000

Principal activities – supply of foreign exchange services, pawn broking related financial services, jewelry sales and the purchase of unwanted gold and jewelry from the general public.

Price

Offers are sought at:

£345,000

Data Room

All leases, floor plans and associated documents are available upon request. Please contact the sole marketing agents.

VAT

VAT is applicable at the prevailing rate.





Anti Money Laundering

In order to comply with Anti Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

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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