

4 East Street | Derby | DE1 2AU

Prominent retail unit in busy pedestrianised City Centre location

Subject to vacant possession

Ground floor sales

54.81m² (590ft²)

- High footfall pedestrianised location near Derbion main entrance and Riverlights/bus station
- E Class premises
- 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 opposite Derbion Square and immediately adjacent the main city bus station. The premises is also close to the former Eagle Centre Market, which is now occupied by Flo Skate Park and S3 Padel are now open.

Nearby occupiers include **Phat Buns**, **Greggs**, **Ladbrokes**, **Nationwide**, **Poundstretcher**, **Boyes Sports**, **TK Maxx**, **Flo Skatepark**, **S3 Padel** and more.

The Property

The property comprises a ground floor retail unit laid out in a largely open plan configuration with full height glazed frontage. The upper floors provide additional ancillary accommodation accessed by internal stairwells.

Area	M ²	FT ²
Ground floor sales	54.81	590.00
First floor sales	61.22	659.00
Second Floor	31.96	344.00
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 & Insurance

The current annual estimated service charge for the property is £4,162 plus VAT.

The annual insurance premium payable is currently £275 plus VAT.

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 (1st April 2026): £14,750

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:-

Harry Gamble

07398 443 828

harry.gamble@fhp.co.uk

Tom Wragg

07970 168 138

tom@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road, Derby,
DE1 3QT

fhp.co.uk

15/09/2026