

High quality retail unit in Derby City Centre By way of sub-lease or assignment

80.90m² (870ft²)

- Located on Gower Street in Derby city centre
- Suitable for a variety of uses under Use Class E including retail shop, café/restaurant, financial services, clinic and more
- Nearby operators include the Post Office, Hunters Furniture, The Babington Arms, Waterstones and Cancer Research UK
- Due to relocation this property is available by way of an assignment or sublease
- Rent £12,500 per annum



TO LET



Location



Gallery



Video



Contact





Location



Gallery



Video



Contact

Location

The property occupies a prominent city centre position on Gower Street just off St Peters Street, one of Derby's principal retail and leisure destinations. Derby has a population of approximately 265,000 and the property sits just a short walk away from St Peters Quarter. The Derbion Shopping Centre entrance is also located nearby. The surrounding area provides a vibrant mix of retail, leisure and office occupiers. Nearby retailers include **Hunters Furniture**, **The Babington Arms**, **McDonalds**, **Kokoro**, **Waterstones** and **Nat West**.

The Property

The property sits on a small parade with the Post Office and Afro Best of the Best Barbers Shop. Above there are a number of apartments and externally there is a one-way road with parking, pedestrian pavement and a landscaped planter.

Internally the property is laid out across ground floor accommodation with a reception/waiting area, two clinic rooms, a storage room and a W/C. The property also has a recessed glazed frontage, is carpeted throughout and has LED lighting.

Accommodation

The premises provide the following accommodation:

Description	m ²	ft ²
Ground Floor Sales	80.9	870
Total	80.9	870





Lease Terms

The property is available by way of an assignment or sublease. The property is currently let on a full repairing and insuring lease which expires on 17 October 2029.

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, mixed use café/restaurant and bar, financial & professional services, office use, clinic, health centre, creche and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

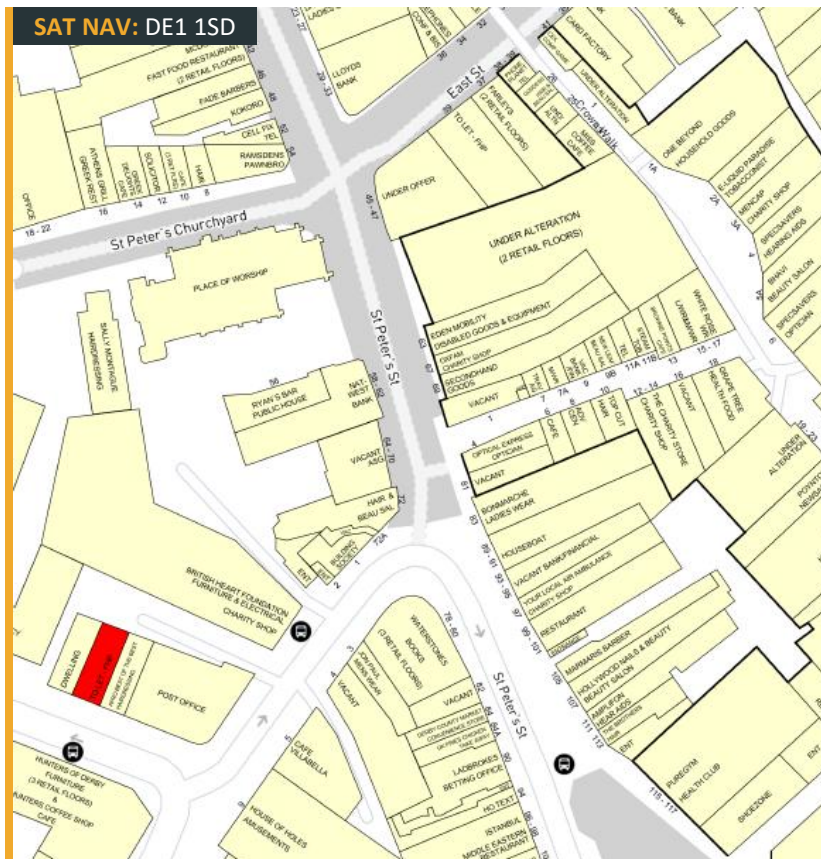
Business Rates

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

Shop & Premises

Rateable Value (2026): £15,000

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 fees and all other professional costs incurred in the transaction.

EPC

The property has an EPC rating of D(97).

Rent

The property is available at a passing rent of:

£12,500 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

Further Information

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

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15/07/2026