

83-85 Derby Road | Nottingham | NG1 5BB

Prominent edge of city centre retail premises, close to Canning Circus

81.1 m²
(873 ft²)

- Prominent location close to Canning Circus
- Busy main arterial road from the city centre
- Nearby operators include Vintage Wines, Hand & Heart, Museum of Curiosities, Silver Spoon Student Living, and Toor Superstore
- Rent: £16,750 per annum including a car parking space
- Not VAT elected



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The premises occupy a double fronted unit just to the south of Canning Circus, close to The Ropewalk. Derby Road is the principal connecting route from Main Marian Way / Upper Parliament Street, the connecting route towards the student residential area of Lenton. Derby Road is principally occupied by independent retail operators including Katie Homes, Lime Gallery, Hand & Heart public house, Museum of Curiosities, Silver Spoon Student Living, Vintage Wines, amongst other occupiers.



The Property

The property comprises a ground floor retail unit with upper floor flats which are all let out. The retail premises have a double shop front on to Derby Road of circa 6.9 metres (22' 7"). The retail area is well laid out, having central heating radiators, laminate flooring and a plastered ceiling. Behind there is a treatment area with private treatment room and store off, together with a fitted kitchen and toilet.

To the rear of the property there is a single parking space.





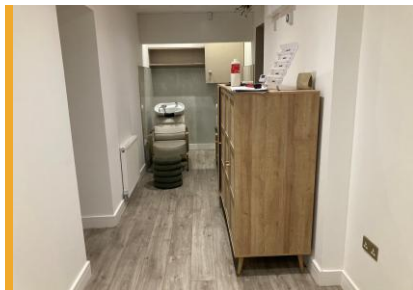
Location



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Accommodation

The premises comprise the following:

Description		
Frontage to Derby Road	6.9 m	22' 7"
Retail depth	8.1 m	26' 8"
Retail sales area	49.8 m ²	536 ft ²
Rear treatment area	9.2 m ²	99 ft ²
Back treatment room	7.8 m ²	84 ft ²
Store	3.74 m ²	40 ft ²
Kitchen	10.6 m ²	114 ft ²
Total	81.1 m²	873 ft²

(This information is given for guidance purposes only).

Lease Terms

The premises are available by way of a new internal repairing and insuring lease for a term of years to be agreed.



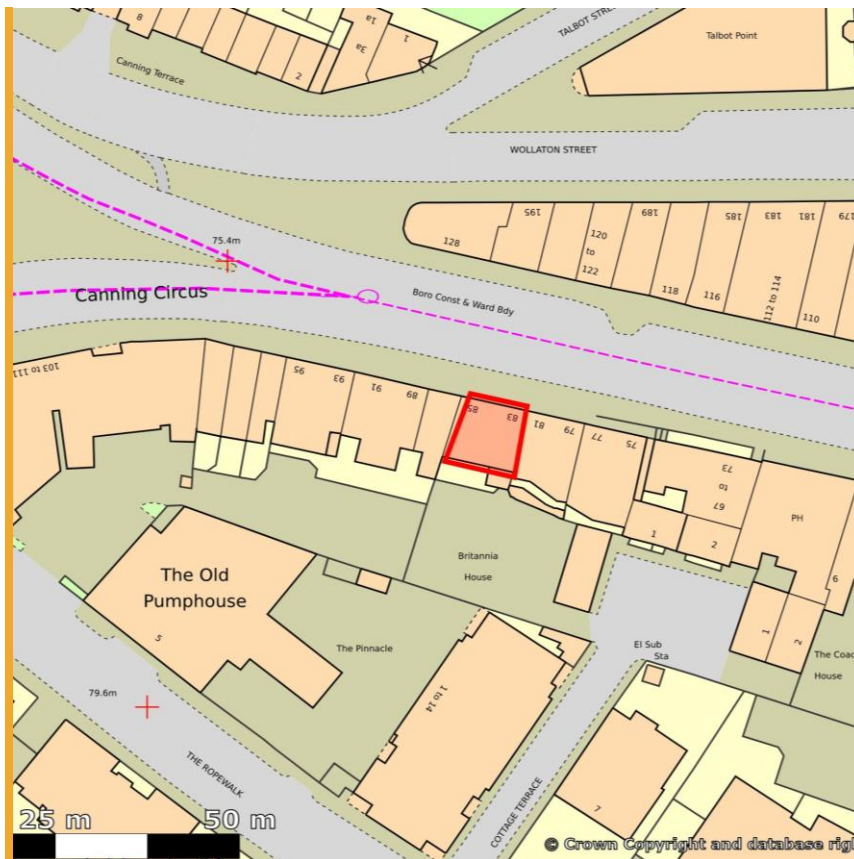
Location



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Planning

The property is currently used for beauty treatments, having a use falling within E-Commerce of the Town & Country Planning (Use Classes) Order 1987. Please note that the landlords will not allow hot food uses.

Business Rates

From the Valuation Office Agency website (www.voa.gov.uk) we would advise the property is assessed as follows:

Description:	Shop and Premises
Rateable Value:	£10,250
UBR Multiplier:	49.9p

Interested parties are advised to make their own enquiries of Nottingham City Council.

Rent

The property is available at a rent of:

£16,750 per annum

To include one rear parking space.



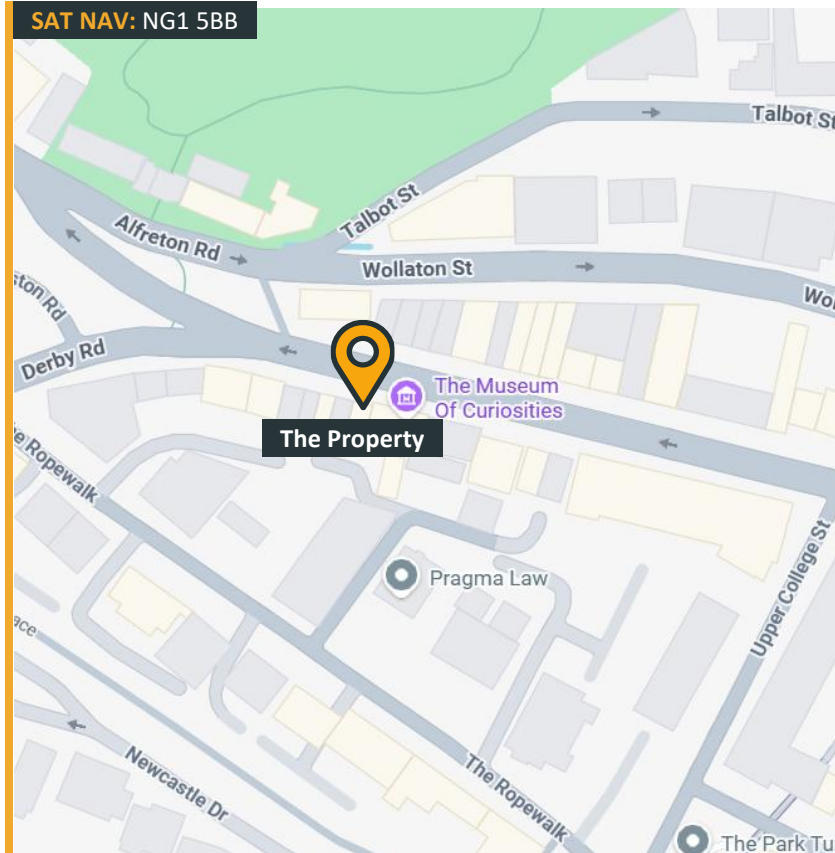
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SAT NAV: NG1 5BB

VAT

VAT is not applicable to this transaction.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this 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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23/07/2026

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