

16-18 Shardlow Road | Alvaston | Derby | DE24 0JH

Prominent retail unit in popular Derby suburb

Available November 2026

99.87m²
(1,075ft²)

- Ground floor sales - 953ft² / Ground floor ancillary - 122ft²
- Retail unit in popular suburban parade
- Ample on street parking nearby
- Rent - £23,500 per annum exclusive
- E class premises
- Nearby occupiers include **Birds Bakery, Dominos Pizza, Betfred, Boots Chemist, William Hill, Boyles Sports** and more



TO LET



Location



Gallery



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Location

The property is located within the Derby suburb of Alvaston, which is located approximately 3 miles south east of the City Centre and has a population of over 16,000. Shardlow Road serves as one of the main arterial routes into the City, which experiences over 33,000 daily traffic movements. There is a substantial amount of free public parking in the immediate vicinity.

Operators in the vicinity are a mixture of regional and independent retailers and F&B operators, alongside nationals such as **Birds Bakery**, **Dominos Pizza**, **Betfred**, **Boots Chemist**, **William Hill**, **Boyles Sports** and more.

The Property

The property comprises a ground floor retail unit with a full height glazed frontage. Internally, the premises comprises a largely open plan retail unit, however there is potential to further open up the sales area by removal of demountable partitions. There is ancillary accommodation to the rear of the property, providing kitchen, storage and staff toilets.

Accommodation

The property comprises the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	88.54	953
Ground Floor Ancillary	11.33	122
Total	99.87	1,075





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Lease Terms

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

Rent

The property is available at a rent of:-

£23,500 per annum exclusive

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 not applicable.

EPC

The property has an EPC rating of **C/70**.



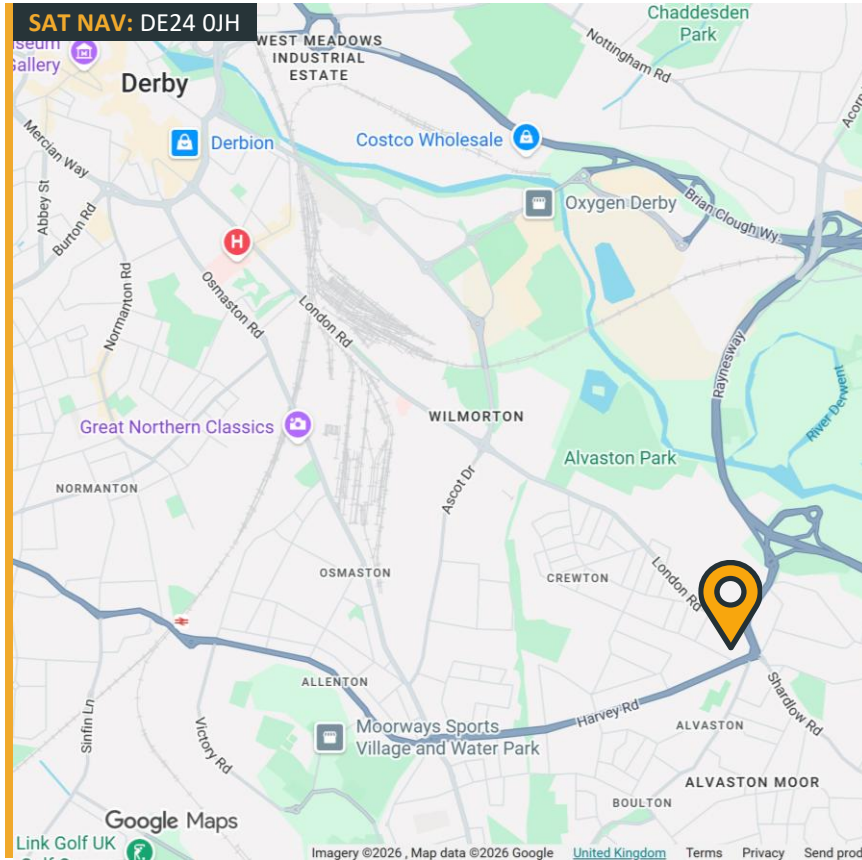
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Business Rates

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

Rateable Value – £22,000

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 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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07/10/2026

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