

30 East Street | Derby | DE1 2AF

---

## Prime retail unit in Derby City Centre

Ground floor sales  
76.27m<sup>2</sup> (821ft<sup>2</sup>)

- First floor stores 659ft<sup>2</sup>
- Prime position opposite Derby Shopping Centre
- Rear loading via serviced goods lift
- Nearby occupiers include Costa Coffee, Poundstretcher, Card Factory, TK Maxx and Greggs
- Rent £25,000 per annum



**TO LET**



Location



Gallery



Contact



## Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time. The City is also home to Derby University, where approximately 29,000 students are enrolled.

The premises occupy a prominent location within the pedestrianised East Street directly opposite the entrance to the Derbion Shopping Centre.

East Street is one of the Derby's busiest shopping streets and links the Riverlights Bus Station with St Peters Street (Derby's High Street). The area comprises a mix of occupiers including shops, financial services, cafes and restaurants. Nearby occupiers include Costa Coffee, Poundstretcher, Card Factory, Greggs, Lee Longlands, Lloyds TSB and TK Maxx.

## The Property

The premises benefit from an existing fit out which includes suspended ceilings, lighting, slat walls and flooring. There is sales accommodation on the ground floor with storage, WC and kitchen at first floor level. Rear loading is available via a communal service goods lift.

## 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.





## Accommodation

The property comprises the following net approximate internal areas:

Area	M <sup>2</sup>	FT <sup>2</sup>
Ground floor	76.27	821
First floor	61.22	659
<b>Total</b>	<b>137.50</b>	<b>1,480</b>

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

## Business Rates

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

Shop & Premises  
 Rateable Value (2023): £24,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## EPC

The property has an Energy Performance Certificate Rating of E123.



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

## 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:

**£25,000 per annum**

## Service and Insurance Charge

A service charge will be payable. The premium for the current year is £1,604. An insurance charge will also be payable. The premium for the current year is £569.19.

## VAT

We confirm all figures quoted are exclusive of VAT which is payable at the prevailing rate.

## Further Information

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

**Tom Wragg**

07970 168 138

[tom@fhp.co.uk](mailto:tom@fhp.co.uk)

**Corbin Archer**

07929 716 330

[corbin.archer@fhp.co.uk](mailto:corbin.archer@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**  
North Point, Cardinal Square,  
10 Nottingham Road, Derby,  
DE1 3QT

[fhp.co.uk](http://fhp.co.uk)

09/11/2023