



17 Victoria Street, Derby, Derbyshire DE1 1ES

FULLY REFURBISHED BAR PREMSIES

- ▶ **1,730 sq ft (160.7 sq m)**
- ▶ **Prime location on Victoria Street**
- ▶ **Adjacent new Becketwell regeneration development**
- ▶ **Late License until 3.00 am**

For enquiries and viewings please contact:



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Location

The property is located in a highly visible position on Victoria Street at the junction with Wardwick, one of the city's most popular food and drink locations.

Nearby occupiers include Turtle Bay, Stein Strasse and Revolucion de Cuba.

Phase one of the adjacent Becketwell regeneration development is completed with the 259 bed Condor residential apartment building already open.

The construction of Phase 2 is nearing completion and will provide a 3,500 seat performance venue that is situated on a site to the rear of Victoria Street. The venue should open later in the year and is expected to enhance the amenities within the immediate vicinity and bring additional footfall to Victoria Street and surrounds.

Description

Bar premises fully refurbished to a very high standard with a stylish modern fit-out. The ground floor has an entrance lobby leading into an open plan bar area, opening out into a large lounge/seating area. An accessible customer w.c located to the rear of the ground floor with staircase leading to new ladies and gents w.c facilities. There is a staff office on the first floor.

Externally there is a small fenced yard area laid to concrete to the rear of the ground floor and a large first floor terrace, both of which could be utilised for outdoor seating.

The first and second floors have also been fully refurbished to provide a one bedroom flat on each floor. The residential accommodation is separately accessed via staircase off Victoria Street.

Accommodation

	Sq M	Sq Ft
Ground Floor	90.7	976
First Floor	40.9	440
Second Floor	29.2	314
Total	160.7	1,730

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property.

Planning

The property has planning consent for bar premises with residential accommodation on the upper floors.

Tenure

The premises are available as a whole on a new full repairing and insuring lease for a term to be agreed.

Alternatively the bar premises with first floor office and terrace could be made available separately.

Business Rates

The business rates for the premises are to be reassessed.

Rent

The rental for the whole property is £60,000 per annum

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: C (70) and is valid until

Viewings

Viewings are by appointment with sole agents Innes England.

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