



70 Friargate, Derby, DE1 1FP

Derby City Centre retail unit To Let

£22,500 per annum - NO VAT

Available from October 2026

- Derby City Centre
- Former betting shop
- £22,500 per annum plus insurance
- 2000 sq ft including store area
- Available October 2026
- 5 year lease or longer if required

Summary

Tenure - Leasehold
Rent - £22,500 per annum
Building insurance - re-charge at cost
VAT - Not applicable
EPC - 106 (E)
Business Rates - £21,000 rateable value
Availability - October 2026

Description

Located prominently on Friargate in Derby City Centre - 70 and 70a is a 2000 sq. ft ground floor lock up retail unit, formerly trading for many years as Betfred. With large window frontage and central front door - open plan trading space with customer W/C, ancillary storage to the rear with staff area and further W/C.

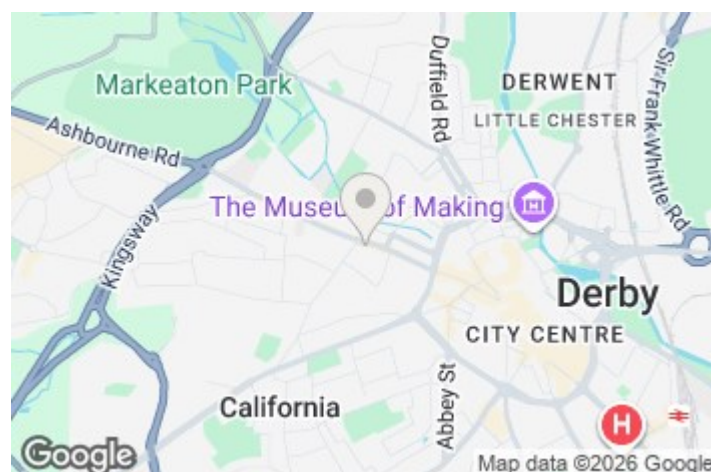
Location

Derby with an estimated population of 250,000 in the city and surrounding areas has extensive transport links with other areas of the country. The M1 motorway passes about ten miles (16 km) to the east of the city, linking Derby southwards to the London area and northwards to Sheffield and Leeds. Other major roads passing through or near Derby include the A6, A38, A50, A52

(Newcastle-under-Lyme to Mablethorpe, including Brian Clough Way linking Derby to Nottingham) and A61 (Derby to Thirsk via Sheffield and Leeds).

Terms

Offered to let on a new fully repairing and insuring lease with a minimum of 5 year terms - the initial passing rent is £22,500 per annum and VAT is not applicable.



Viewing and Further Information

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