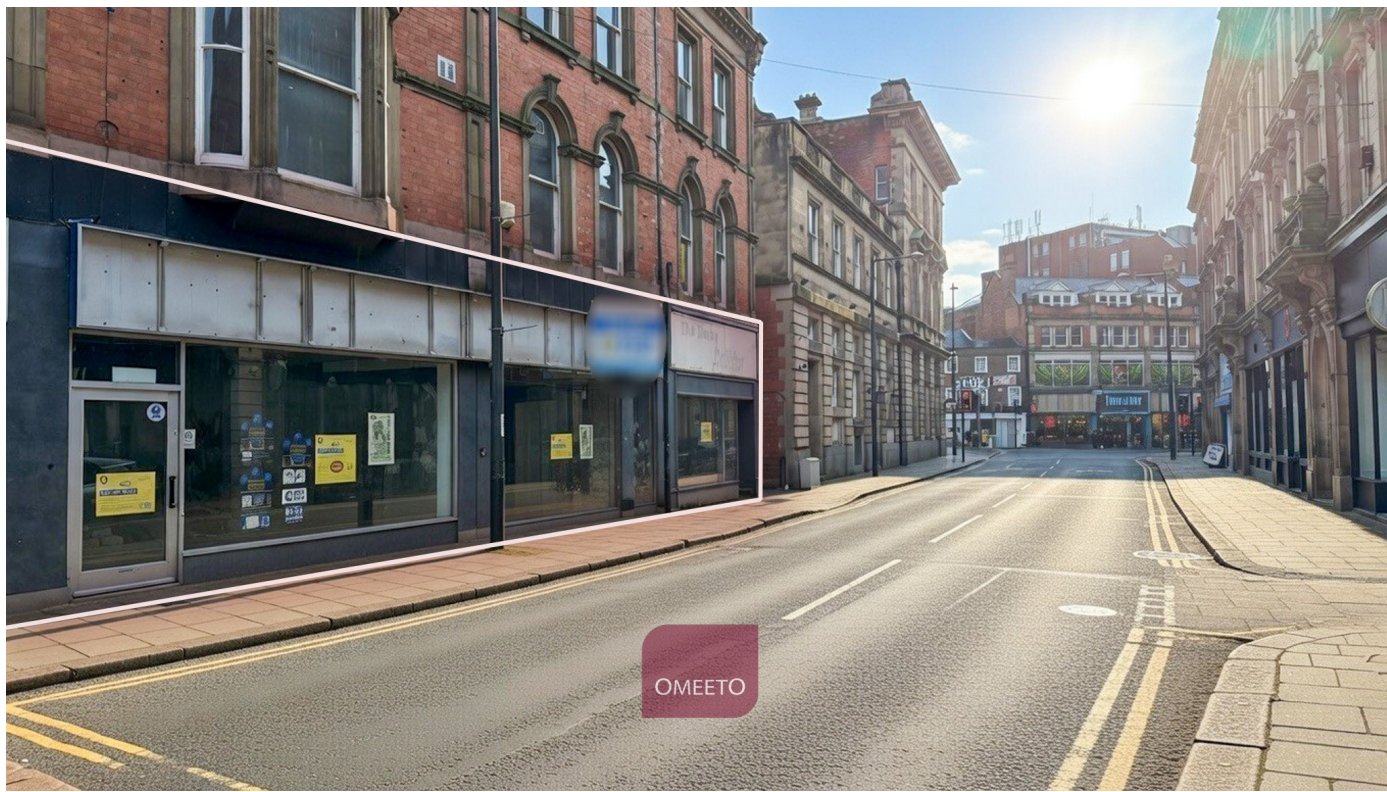


RETAIL UNIT, TO LET

# 18-22 ST. JAMES STREET

Derby, DE1 1RF



## KEY FEATURES

- Rent: £25,000 per annum
- 1,430 Sq Ft (132.85 Sq M)
- Undergoing high quality refurbishment
- Ground floor sales with dry basement
- Prime location in Cathedral Quarter
- Available July 2026
- Nearby occupiers include Cubo, Primark, Superdrug, Turtle Bay, Molly Malone Irish Bar
- NCP Car Park at the rear of the property

## OMEETO DERBYSHIRE

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## TO LET - RETAIL UNIT

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### LOCATION

This is generally regarded as Derby's prime retail and leisure destination. Nearby occupiers include Cubo Serviced offices, Primark, Superdrug, Nando's, Greggs, Subway, Revolution de Cuba, Turtle Bay and The Cosy Club.

The property is located 0.1 miles North of the Becketwell Regeneration Area which proposes 342 apartments in two main residential buildings, up to 25,000 square metres of business space, a new public square for the city centre with a hotel, restaurants, and cafes around the square, plus a 500-space pay and display car park.

The property has good links to public transport and parking. Derby bus station is 0.3 miles to the east and ParkSafe Car Park is 0.2 miles to the north.

### DESCRIPTION

Opportunity in prime location within Derby City Centre. Self contained ground floor unit with dry basement for store. Undergoing high quality refurbishment to be available as an open plan shell ready for occupier fit out. Available July 2026.

An NCP Car Park is located at the rear of the property. Ample pay and display street parking is available in the local area.

### ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
Ground Floor	1,085	100.8
Basement	345	32.05
<b>TOTAL</b>	<b>1,430</b>	<b>132.85</b>

### PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

### SERVICES

All mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

### RATING

The property is to be separately assessed for rating purposes.

### SERVICE CHARGE

Is payable for the running, maintenance and up keep of the building structure and external areas.

### TENURE

Retail Unit to let by way of a new lease for a minimum term of 3 years.

### RENT

The premises is available to rent for £25,000 per annum.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

### EPC

B(49)

### VIEWING

Please contact us or visit the OMEETO website for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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## TO LET - RETAIL UNIT

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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

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### PARTICULARS UPDATED

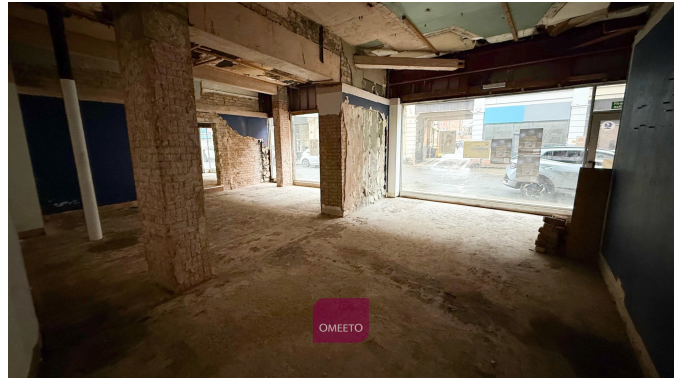
16-Mar-2026

### NOTE

Plans, maps drawings are not to scale.

### OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



### CONTACT

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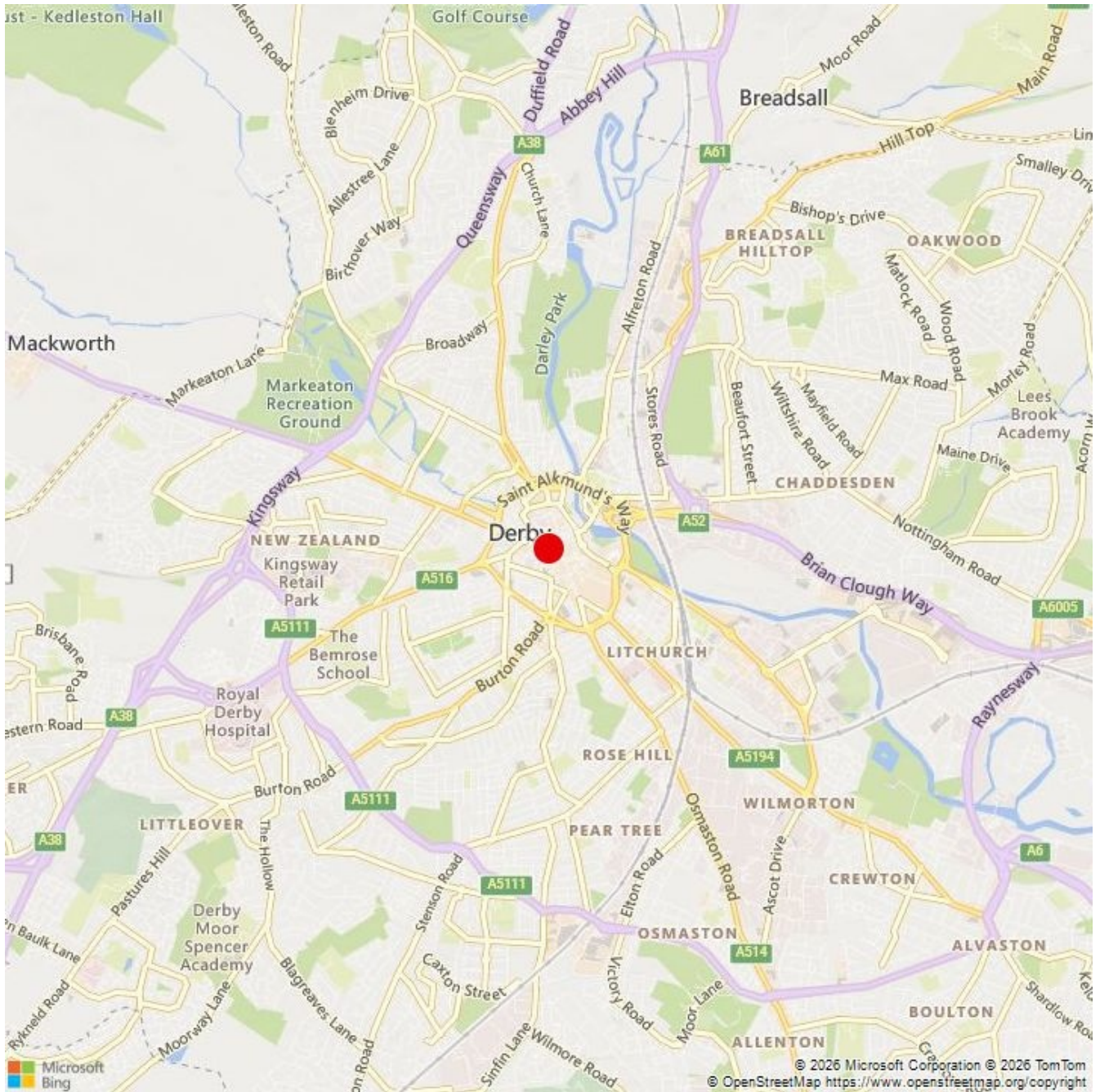
### IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.  
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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