

# 1 ST. PETERS WAY

Derby, DE1 2NR



## KEY FEATURES

- Rent: £10,750 per annum
- 2,183 Sq Ft (202.8 Sq M)
- Overlooking St Peters Mall entrance to Derbion
- Facing St Peters Street
- Former hairdressers, suitable for variety of uses
- Generally open plan with reception, kitchen & WCs
- Delivery access and allocated parking in Derbion Car Park

## OMEETO DERBYSHIRE

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

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## TO LET - STUDIO SPACE

### LOCATION

The office to let is located in St Peter's Mall; an entrance to Derby's Shopping Centre, Derbion,

The Derbion provides c 1.3m sq ft of retail, catering & leisure space. Anchor tenants include M&S, Frasers, Next, H&M, Boots, Sainsbury's, River Island, New Look, Tommy Hilfiger, White Stuff, Hotel Chocolat, Hugo Boss, All Saints & JD. The Centre benefits from an annual footfall of 24 million, as well as 3,700 parking spaces..

The cities bus station, The Condor (a new 269 unit PRS scheme), the Becketwell Performance Venue, and Derbys Market Hall are all within a 0.3 miles walk.

Other nearby occupiers include Optical Express, Boots, Costa Coffee and excellent range of independent retailers, cafes and hairdressers.

### DESCRIPTION

Studio or creative space. Overlooking St Peters Mall entrance to Derbion Centre. Previously traded as Hair Salon. Suitable for a variety of uses.

The office to let is located on the second floor and is accessed by a set of stairs via St Peters Mall. The accommodation is generally open plan with reception, small offices, kitchen and WCs.

The property benefits from 1 designated parking space and has delivery access from Derbion service Car Park.

### ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
<b>TOTAL</b>	<b>2,183</b>	<b>202.8</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 currently listed as a hairdressing salon and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for 100% rates relief.

**Rateable Value:** £9,800

### SERVICE CHARGE

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

The current service charge budget is £3.50 per Sq Ft.

### TENURE

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

### RENT

The premises is available to rent for £10,750 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

C(57)

### 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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### ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

### PAPER COPYING LICENCE

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### PARTICULARS UPDATED

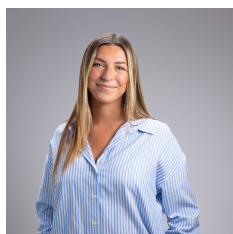
22-Oct-2025

### 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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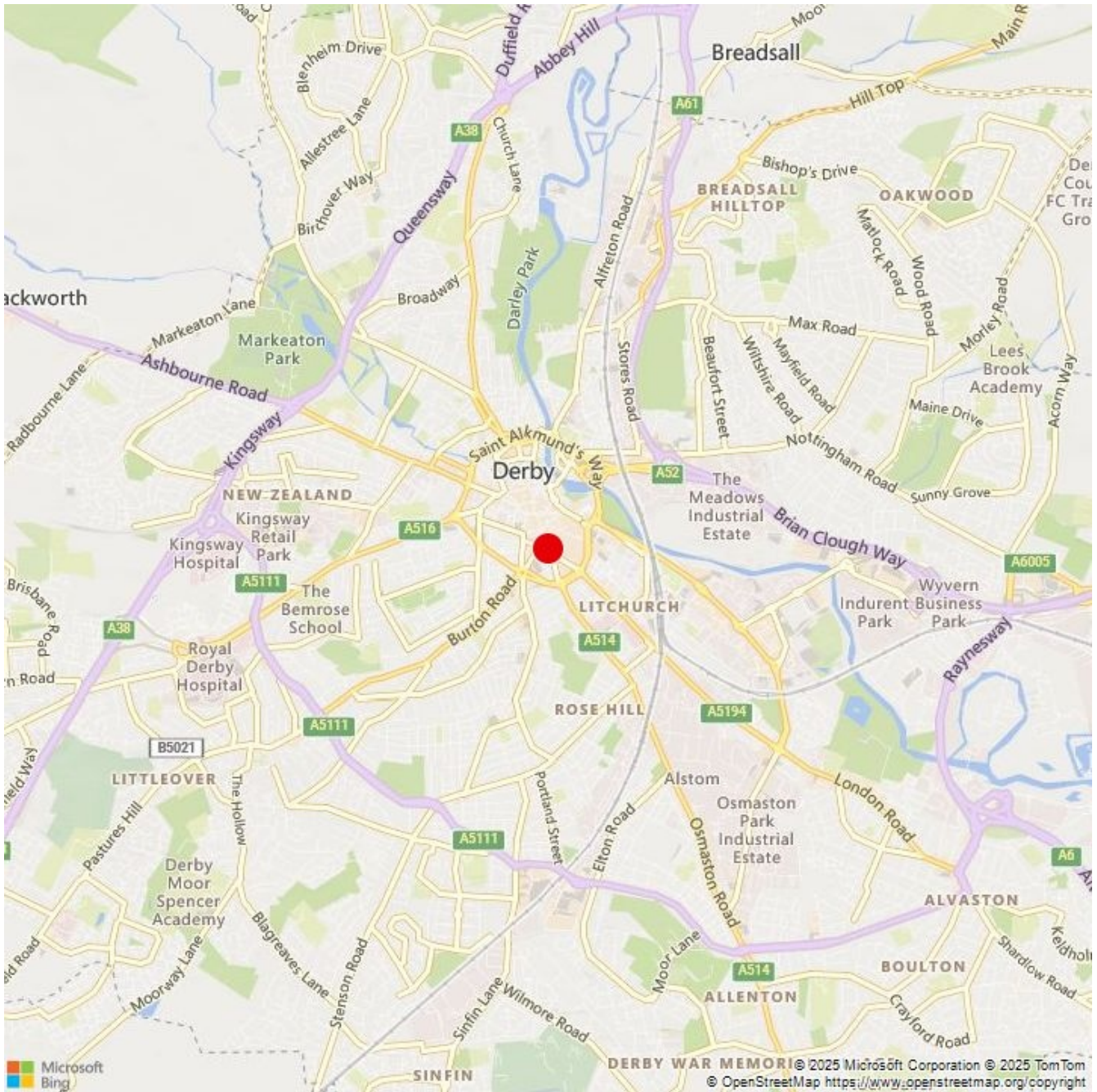
### IMPORTANT NOTICE

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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