

SHOP, TO LET

4 ROYAL BUILDINGS, VICTORIA STREET

Derby, DE1 1ES



KEY FEATURES

- Rent: £15,000 per annum
- 1,357 Sq Ft (126.07 Sq M)
- Rent £20,000 p.a.x Y2 onwards
- Fitted as clinic, 4 treatment rooms with sinks
- New tile flooring, suspended ceiling LED lighting
- Class E suitable for range of high street uses
- Opposite Vaillant Live 3,500-capacity entertainment venue
- Nearby occupiers include Tesco, McDonalds, Superdrug, Caffe Nero, Savers, Cosy Club

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LOCATION

City centre retail unit to let, situated opposite the Becketwell Regeneration Area with new block of 342 apartments, 3,500 capacity entertainment venue, public square. Hotel, restaurants and cafes to be constructed around the square, along with a 500-space pay and display car park.

Nearby occupiers include Tesco Metro, McDonalds, Superdrug, Caffe Nero, Savers, Cosy Club, Carnero Lounge, Coffee No 1, Turtle Bay, Pieminister and Boo Burger.

The shop to let 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. What 3 Words Location: rises.sailor.store

DESCRIPTION

DRAFT DETAILS. Refurbished and ready for occupier. Ideal for treatments or consulting. Suitable for retail, shop, café, restaurant, financial and professional services, office or gym. The shop to let provides four consultation / treatment rooms (with sinks), reception, kitchen and WC's. Benefits from large shop frontage, air-con, LED lighting. Quality fit out throughout.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice. Areas have been taken from the VOA and should be checked.

FLOOR	Sq Ft	Sq M
TOTAL	1,357	126.07

PLANNING

We believe the property has been used under Class E (Commercial Business and Service) of the Town and Country Planning Use Class Order 2020 but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

It is to our understanding that all mains services with the exception of gas are connected to the property. We are advised 3 phase electricity is connected. 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 shop and premises on VOA.gov.uk. Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 45% on the rates payable to 31/03/2026 (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.

Rateable Value: £12,000

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 £205 per month.

TENURE

Starting rent £15,000 per annum (subject to a minimum term of 3 years and a rent of £20,000 per annum from Year 2 onwards).

RENT

The premises is available to rent for £15,000 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

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VIEWING

Please contact us or visit www.omeeto.co.uk for full details and a virtual tour. Physical viewings with proceedable parties can be

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

27-Feb-2026

NOTE

Plans, maps drawings are not to scale.

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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

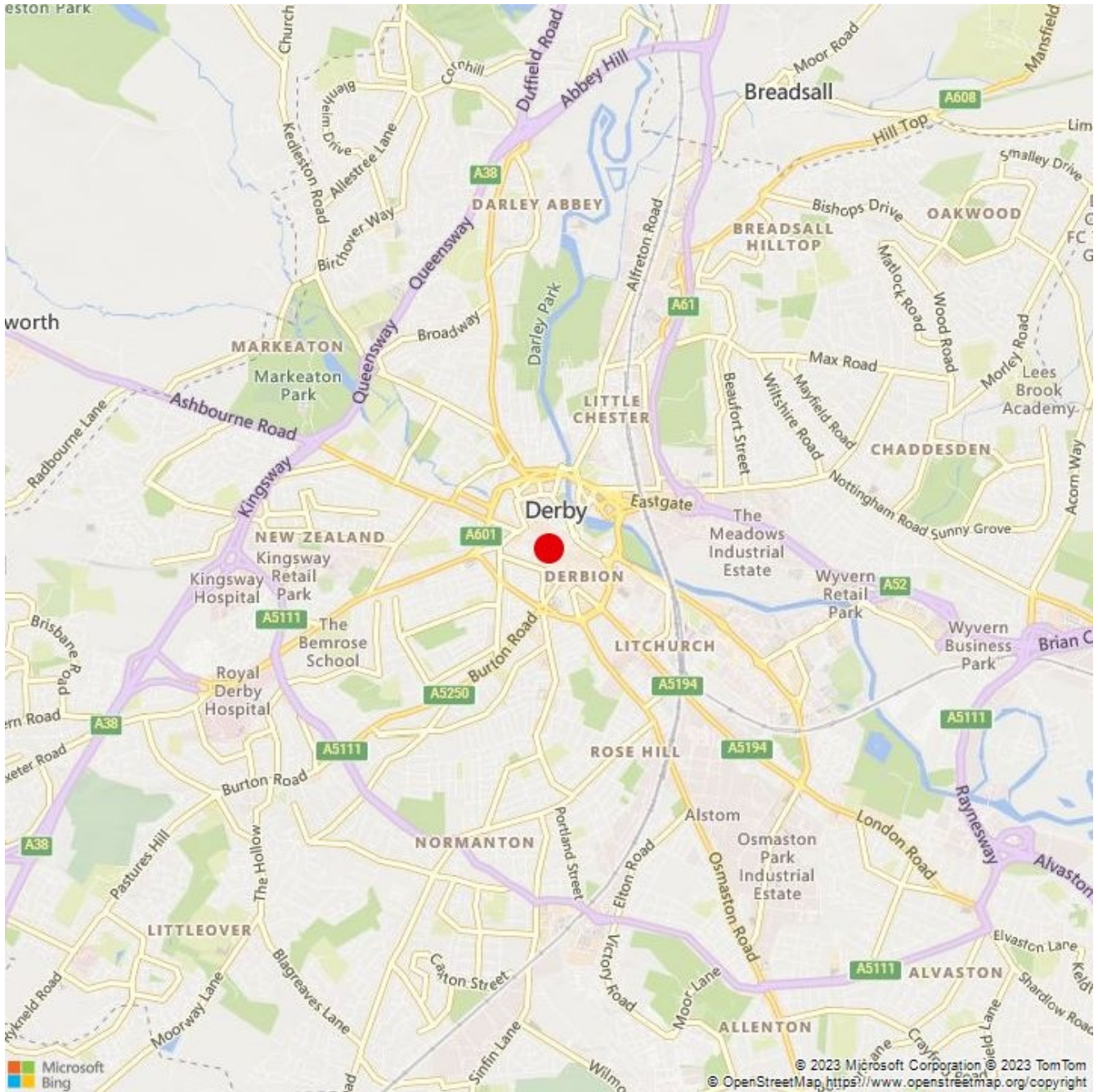
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) 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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