

SMALL UNIT, TO LET

KIOSK ROYAL BUILDINGS, VICTORIA STREET

Derby, DE1 1ES



KEY FEATURES

- Rent: £8,500 per annum
- 115 Sq Ft (10.68 Sq M)
- Kiosk with part-fitted kitchen
- Suitable for takeaway use
- Prime location in Derby City Centre, high footfall
- Opposite Condor Apartments and Vaillant Live Arena
- Nearby occupiers include Tesco, McDonalds, Superdrug, Caffè Nero, Cosy Club

OMEETO DERBYSHIRE

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TO LET - SMALL UNIT

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

Kiosk in Derby City Centre. Prime location with high footfall. Suitable for takeaway use with part fitted kitchen. Opposite Condor Apartments and Vaillant Live Arena. No WC.

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	115	10.68

PLANNING

We believe the property has been used under Sui Generis 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 Kiosk 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: £1,000

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 £16 per month.

TENURE

Shop for rent by way of a new lease for a minimum term of 3 years.

RENT

The premises is available to rent for £8,500 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 arranged on request by contacting OMEETO or our joint Agents FHP. The Agents do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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The logo for OMEETO, featuring the word "OMEETO" in white, uppercase, sans-serif font, centered within a dark red rounded square.

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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

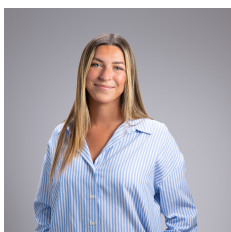
16-Apr-2026

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

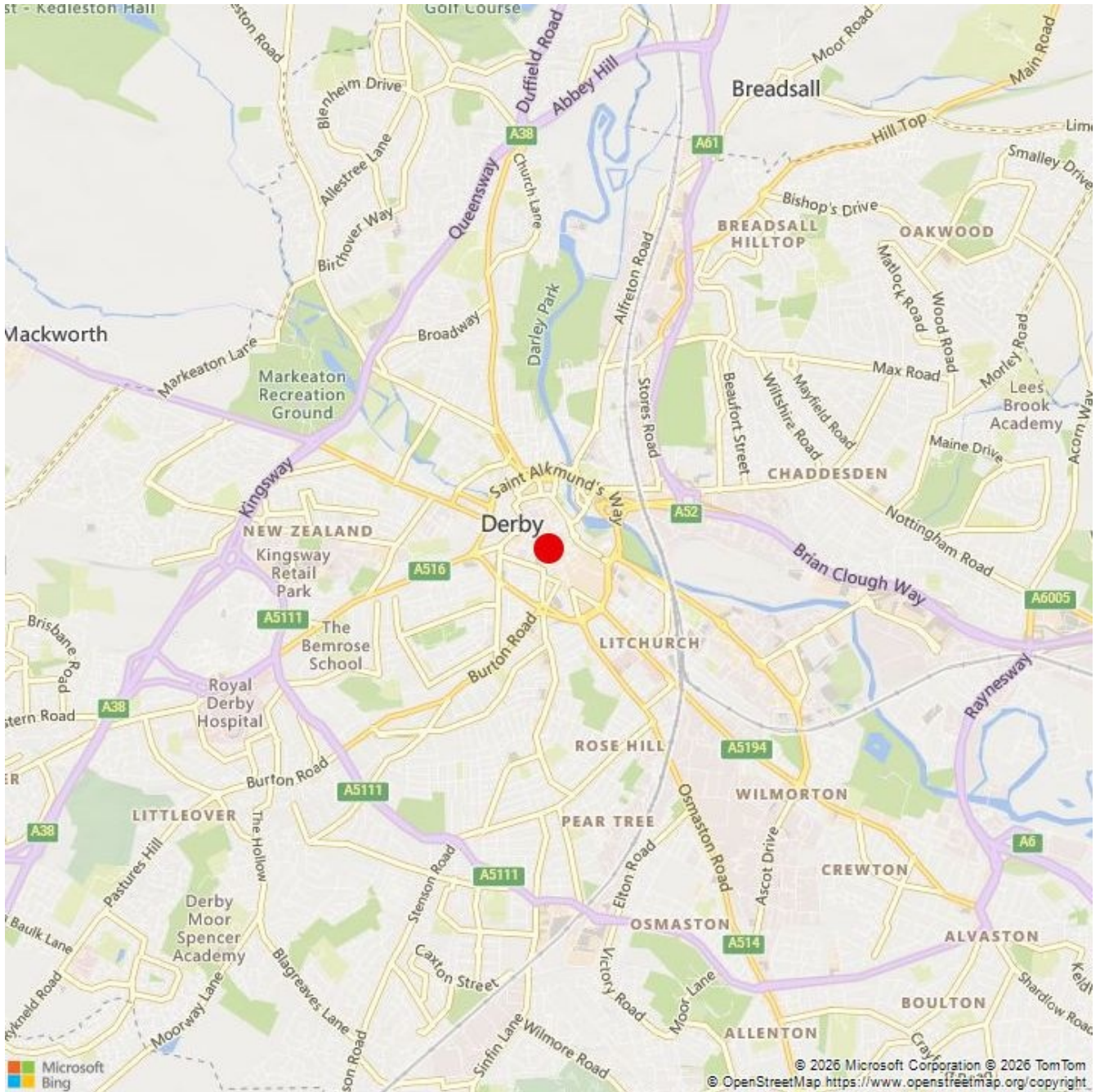
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2)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