

Lot 26, 24/25 Cornmarket, Derby,

Derbyshire DE1 2DP

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Freehold Retail Investment with Development Potential

www.acutus.co.uk

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Property Information

Freehold Retail Investment with Development Potential

- Estate agent office with substantial further vacant accommodation
- Change of use potential of upper floors to residential or student/serviced accommodation (subject to consents)
- Immediate asset management opportunities
- Estate Agent t/a Haart (holding over)
- Approx. 675.90 sq m (7,274 sq ft)
- Prominent position on corner of Cornmarket and Albert Street in Derby city centre
- Nearby occupiers include Primark, Superdrug, Caffè Nero, Tesco, Loungers, and HSBC.

Lot

26

Auction

18th September 2025

Rent

£48,000 per Annum Exclusive
Plus 3,679 sq ft vacant

Sector

High Street Retail, Development

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles 15 miles east of Nottingham, 27 miles north-west of Leicester
Roads A6, A38, A50, A52, A61, M1 (Junction 25)
Rail Derby Railway Station
Air East Midlands Airport

Situation

Derby is a well established commercial retail and commercial centre with a population of over 260,000 and a student population of over 20,000. The property occupies a prominent position on the east side of Cornmarket with a return frontage onto Albert Street in the heart of Derby city centre. Nearby occupiers include Primark, Superdrug, Caffè Nero, Tesco, Loungers, and HSBC.

Tenure

Freehold.

Description

The property comprises two ground floor shops together with office and ancillary accommodation on the basement and upper two floors.

The upper floors may be suitable for a variety of alternative uses including residential and student/serviced accommodation. Illustrative plans have been drawn up to create two ground floor shops and six flats on the upper two floors. The plans are available to view within the legal pack.

VAT

VAT is applicable to this lot.

Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all necessary consents. All enquires should be made with Derby City Council (www.derby.gov.uk)

DISCLAIMER

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
24 Cornmarket	Ground First Basement	Retail/Office Office Ancillary	182.00 63.00 89.00	(1,959) (678) (958)	SPICERHAART RESIDENTIAL LETTINGS LIMITED t/a Haart	5 years from 30/04/2019 (holding over)	£48,000
25 Cornmarket	Ground First Second	Retail Ancillary Ancillary	61.80 109.70 170.40	(665) (1,180) (1,834)	VACANT		
Total			675.90	(7,274)			£48,000

N.B. The floor areas stated above for 25 Cornmarket are those published by the Valuation Office Agency (www.voa.gov.uk).

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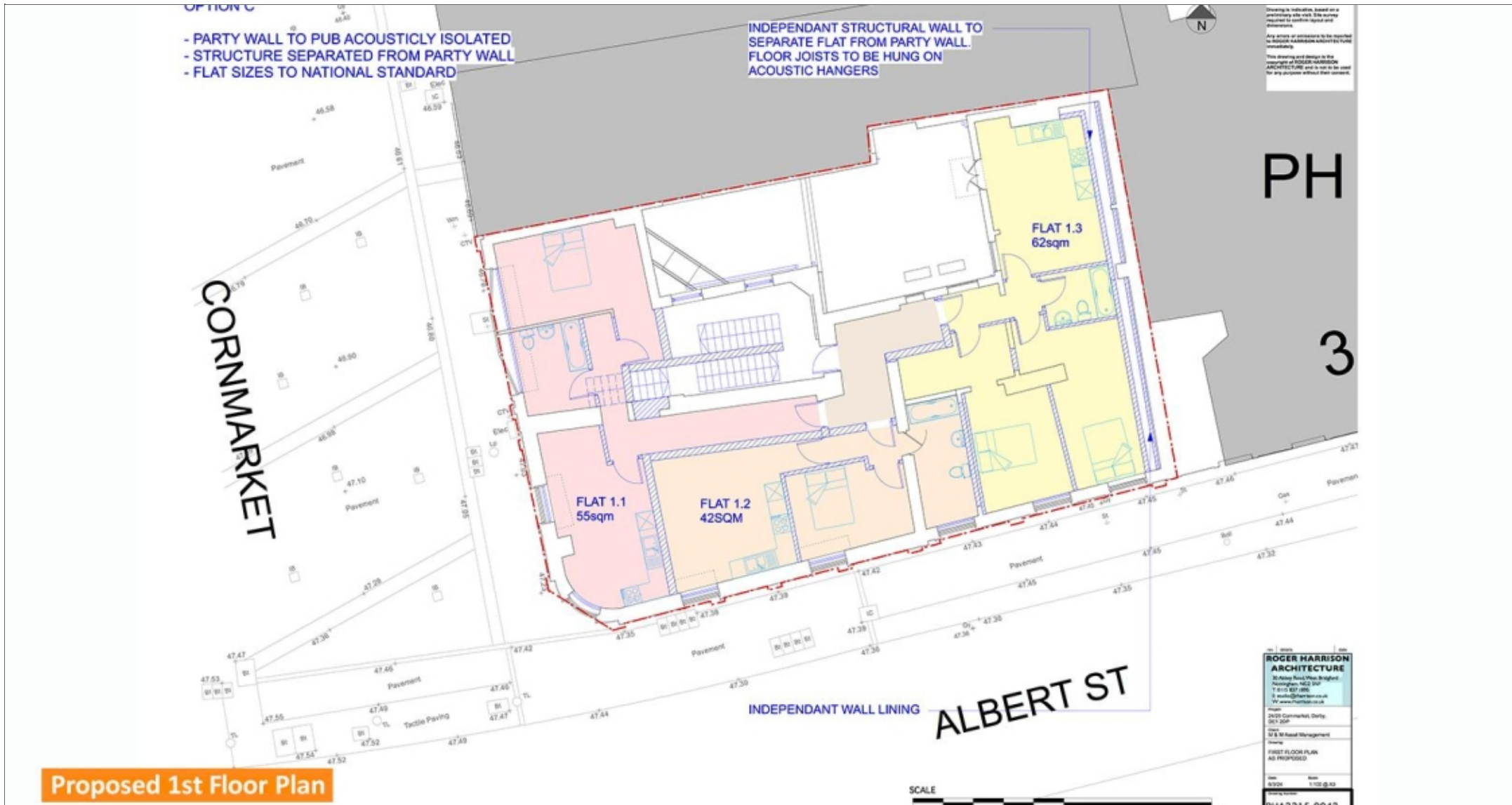
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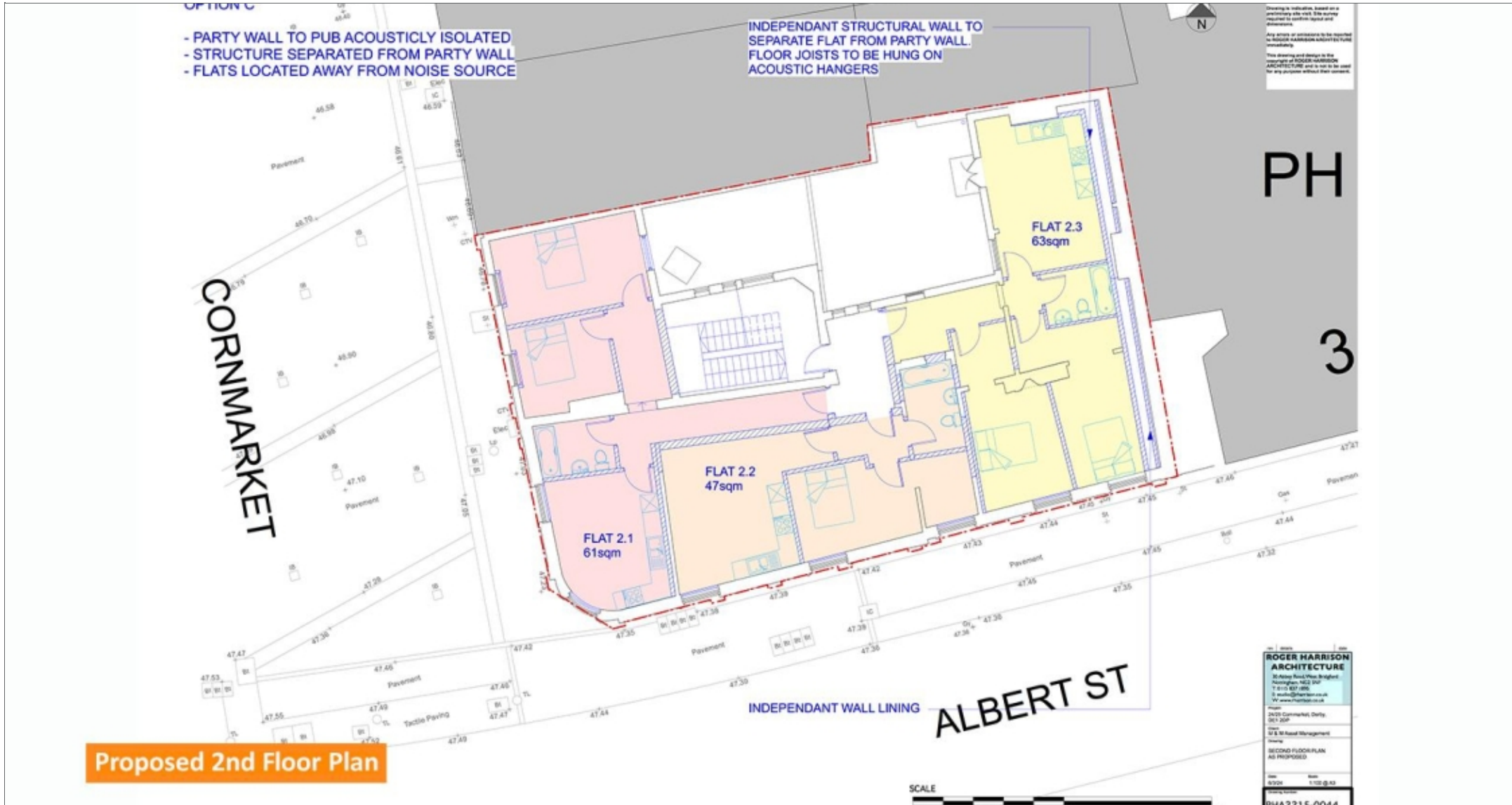
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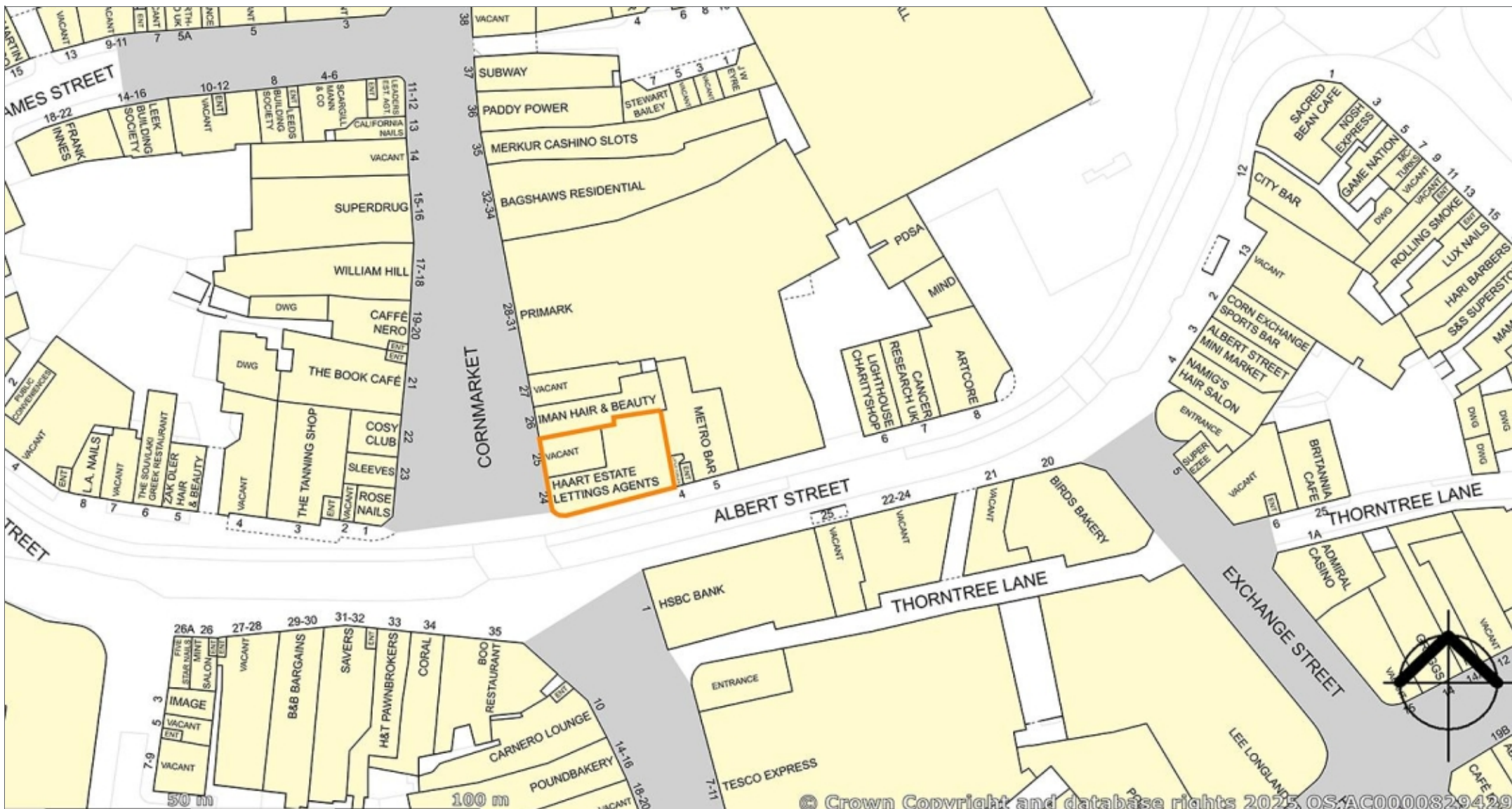
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2024