

Lot 47, 59-61 St. Peter's Street, Derby,

Derbyshire DE1 2AB

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



City Centre Retail Opportunity

www.acuitus.co.uk

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Property Information

City Centre Retail Opportunity

- Substantial City Centre Retail Opportunity
- Prominent frontage on Derby's main shopping street, adjacent to Derbion Centre
- Total approx. 4,919 sq. m. (52,965 sq. ft.) over 5 Floors
- Immediate Asset management opportunities
- Of interest to owner occupiers
- Nearby occupiers include Waterstones, Costa Coffee, Starbucks, Grape Tree, Subway, Tesco Express and PureGym

Lot
47

Auction
30th October 2025

Vacant

Sector
Retail, High Street Retail

Status
Available

Auction Venue
Live Streamed Auction

Location

Miles

14 miles east of Nottingham

Roads

A52, A6, A38, A61

Rail

Derby Railway Station

Air

East Midlands Airport

Situation

The property occupies a prime trading location on St Peter's Street, Derby's principal retail thoroughfare, immediately adjoining the Derbion shopping centre. The area is densely occupied by a mix of national retailers, cafés and leisure operators. Nearby occupiers include Waterstones, Costa Coffee, Starbucks, Grape Tree, Subway, Tesco Express and PureGym.

Tenure

Virtual Freehold. Held for a term of 999 years from 22/11/2018 at a ground rent of £1 per annum.

Description

The property comprises a substantial former department store retail building extending to approximately 4,919 sq. m. (52,965 sq. ft.) over basement, ground, first, second and third floors. There is an electricity substation within the legal boundary, please see the legal pack for further information.

VAT

VAT is applicable to this lot.

Note

The property provides a contribution towards the cost of shared facilities with Crown Walk. Details are provided within the legal pack.

Completion Period

6 week completion available

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Basement	Ancillary	1,277	(13,747)	VACANT
Ground	Retail	1,172	(12,616)	
First	Ancillary	1,183	(12,738)	
Second	Ancillary	1,113	(11,989)	
Third	Ancillary	174	(1,875)	
Total		4,919	(52,965)	

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Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Dentons
One Fleet Place
London
EC4M 7RA

Ben Battell
+44 20 7246 7002
ben.battell@dentons.com

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2024