Lot 15, Iceland, 490-492 Nottingham Road, Chaddesden, Derby, Derbyshire DE21 6PF

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Freehold Supermarket Investment

www.acuitus.co.uk

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Property Information

Freehold Supermarket Investment

- Entirely let to Iceland Foods Limited
- Substantial Convenience Store with a Site Area of Approx. 0.46 Acres (0.19 Hectares)
- Approx. 642.40 sq m (6,913 sq ft)
- Approx Site Coverage of 33%
- Includes 20 space car park
- 1.5 miles north-east of Derby City Centre
- Asset Management/Redevelopment Opportunities (Subject to Consents)
- Nearby occupiers include Domino's, Papa Johns, Toby Carvery, Co-op, Tesco Express and Lidl

Lot
15

Auction
10th December 2026

Rent
£70,000 per Annum Exclusive

Status
Available

Sector
Supermarket/Convenience

Auction Venue
Live Streamed Auction

Location

Miles	1.5 miles east of Derby City Centre, 11 miles west of Nottingham, 22 miles north west of Leicester
Roads	M1, A52, A5111
Rail	Derby Railway Station
Air	East Midlands Airport

Situation

Derby is a major city in the East Midlands, recognised for its established commercial and industrial base and home to a population of approximately 223,000. The city benefits from good regional connectivity, with the M1 Motorway approximately 8 miles to the south and East Midlands Airport approximately 11 miles to the south-east.

The property is situated in Chaddesden, a densely populated suburb approximately 1.5 miles north-east of Derby city centre. It occupies a position on Nottingham Road, close to the junctions with Chaddesden Lane and Meadow Lane. Derby Railway Station is approximately 1.5 miles to the south-west.

Nearby occupiers include Domino's, Papa Johns, Toby Carvery, Co-op, Tesco Express and Lidl.

Tenure

Freehold.

EPC

Please refer to the Legal Pack.

Description

The property comprises a substantial ground floor supermarket with office and ancillary accommodation on the first floor.

The property occupies a site extending to approximately 0.46 Acres (0.19 Hectares), with a site coverage of 33% and benefits from rear service access and on-site car parking for approximately 20 cars.

The property may be suitable for medium term residential redevelopment, subject to consents.

VAT

VAT is applicable to this lot.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Tenancy & Accommodation

Floor	Use	Floor Areas sq m (1)	Floor Areas sq ft (1)	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Supermarket/Ancillary Office/Ancillary	587.70 54.70	(6,325) (588)	ICELAND FOODS LTD (t/a Iceland CRN: 01107406) (2)	15 years from 14/04/2014	£70,000	14/04/2029
Total approximate floor area		**642.40**	**(6,913)**			**£70,000**	

(1) The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).
(2) For the year ending 28th March 2025, Iceland Foods Limited (CRN: 01107406) reported Turnover of £4,117,500,000 and Pre-Tax Profit of negative £900,000 and a Shareholders Funds of £707,300,000 (Source: Financial Statements as Published at Companies House 9/10/2025).


Domino's
Iceland
Iceland


Iceland
Iceland
nino's
TOBY
CARVERY
CHADDESDEN
FESTIVE MENU
18.99
BOOK NOW


Iceland
Iceland
£1
£1
£1
£5
DEAL
THE HOPPY PL


Iceland
Iceland
THE HOPPY PLACE
5

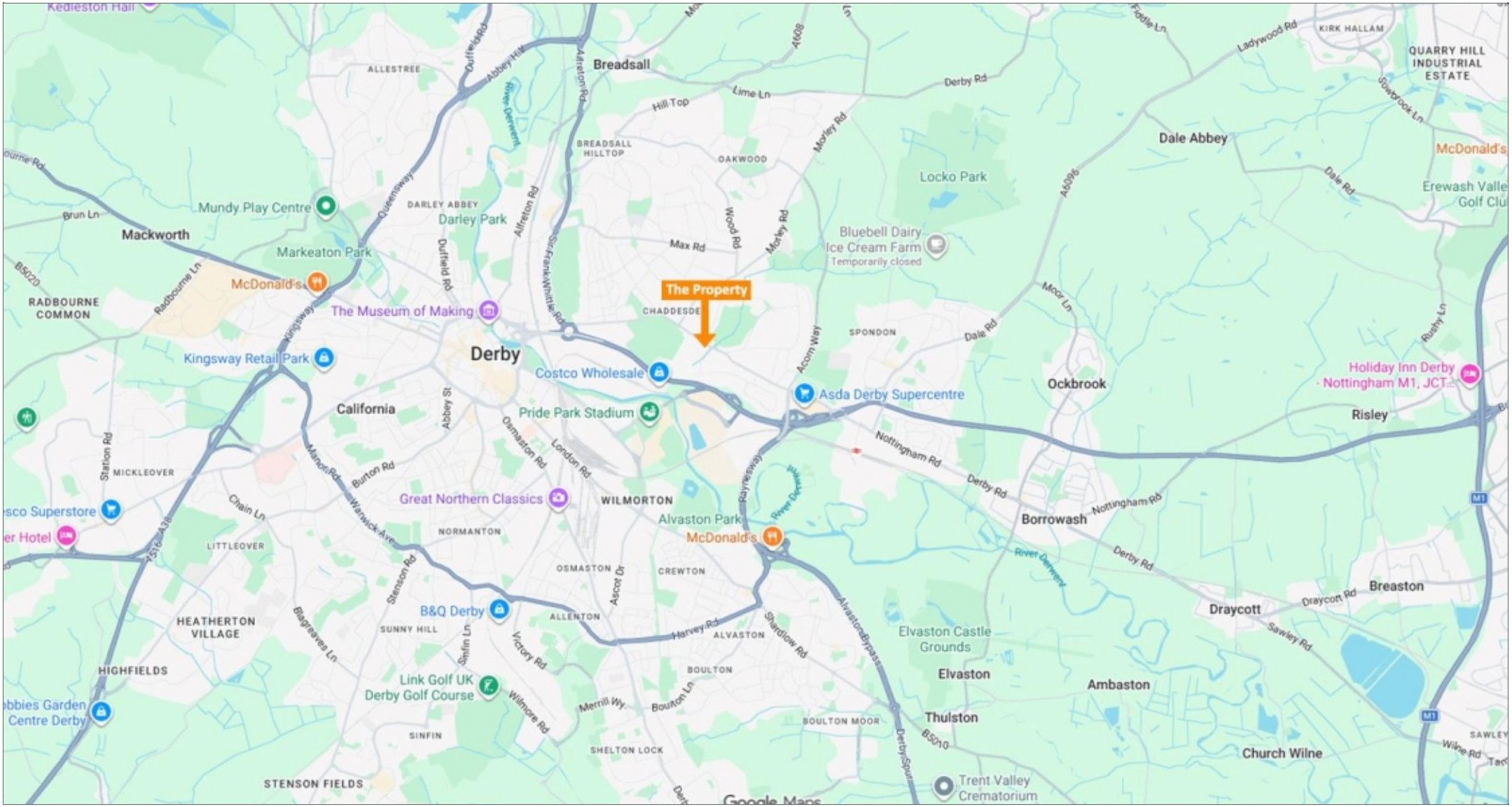

Iceland
TOBY
CARVER
CHADDESDEN
FESTIVE MENU
18.99



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The Property
Derby
Breadsall
Mackworth
Markeaton Park
Mundy Play Centre
Darley Park
The Museum of Making
Kingsway Retail Park
California
Costco Wholesale
Pride Park Stadium
Asda Derby Supercentre
Bluebell Dairy
Ice Cream Farm
Temporarily closed
Locko Park
Dale Abbey
Ockbrook
Risley
Borrowash
Great Northern Classics
Alvaston Park
B&Q Derby
Link Golf UK
Derby Golf Course
Elvaston Castle
Grounds
Elvaston
Ambaston
Thulston
Draycott
Breaston
Church Wilne
Trent Valley
Crematorium
Holiday Inn Derby
Nottingham M1, JCT...
RADBOURNE
COMMON
MICKLEOVER
LITTLEOVER
NORMANTON
WILMORTON
CREWTON
OSMASTON
ALLENTON
ALVASTON
BOULTON
BOULTON MOOR
SHELTON LOCK
SINFIN
STENSON FIELDS
HEATHERTON
VILLAGE
HIGHFIELDS
SUNNY HILL
CHADDESDEN
SPONDON
OAKWOOD
BREADSALL
HILLTOP
ALLESTREE
DARLEY ABBEY
QUARRY HILL
INDUSTRIAL
ESTATE
KIRK HALLAM
Google Maps

Contacts

Acuitus

Gway Kanokwuttipong
+44 (0)20 7034 4864
+44 (0)7456 888 750
gway.kanokwuttipong@acuitus.co.uk

John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Seller's Solicitors

Blackstone Solicitors
The Courtyard, 7 Francis Grove Wimbledon
London
London
SW19 4DW

Fraz Hussain
020 8971 9520
f.hussain@blackstonesolicitors.com

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2026