

FOR SALE / TO LET

**45 DERBY ROAD
NOTTINGHAM**



**WELL LOCATED RETAIL UNIT
NIA: 2,868 SQ FT (266.5 SQ M)**

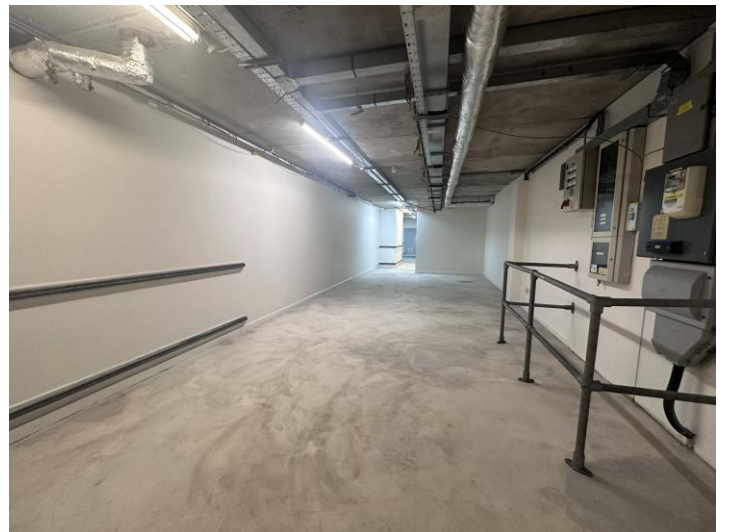
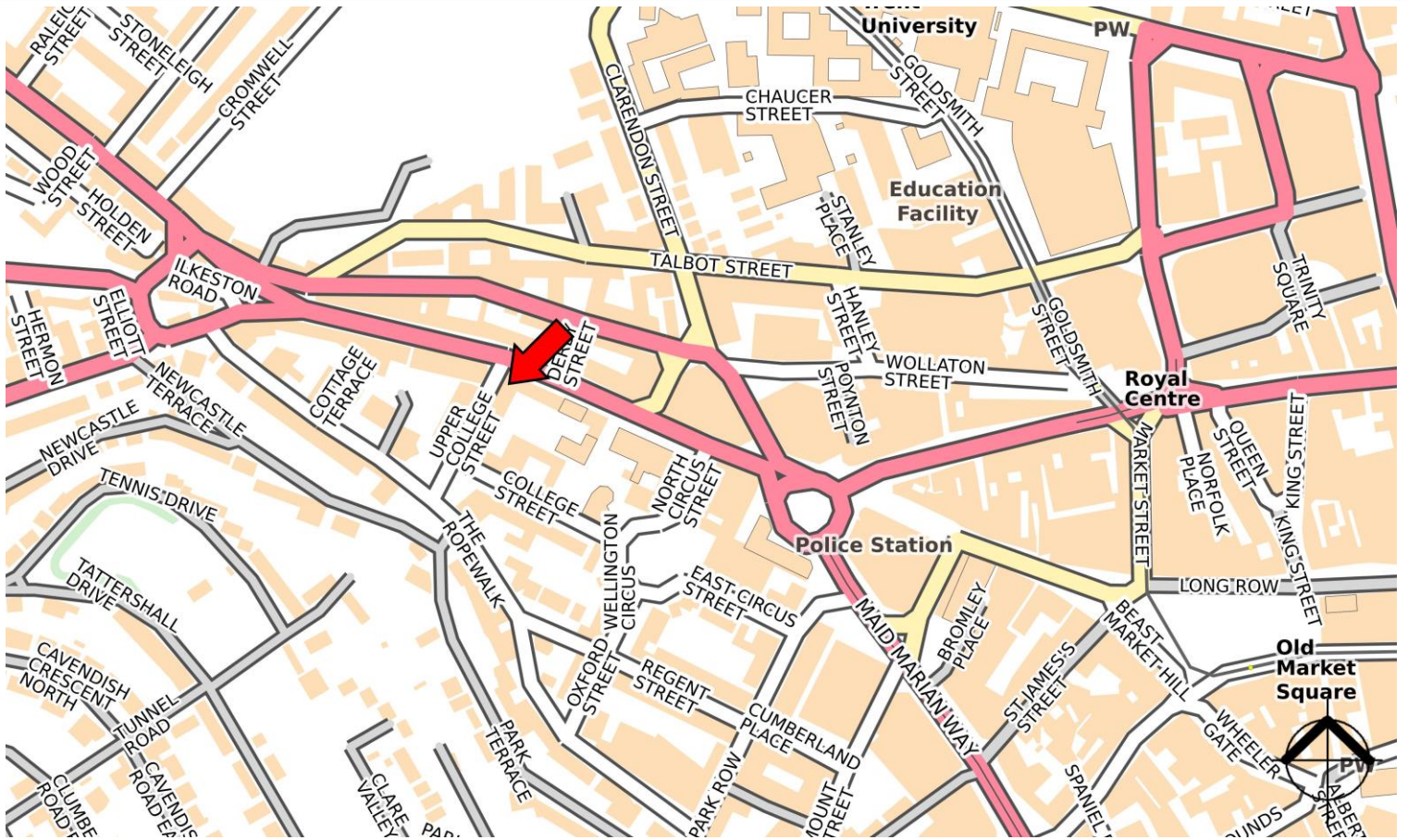
**ESTABLISHED LOCATION WITH FRONTAGE ON TO DERBY ROAD
CLOSE TO NOTTINGHAM'S RETAIL CORE
NEARBY OCCUPIERS INCLUDE TOUGH MARYS BAKEHOUSE, SOUL
HAIRDRESSING AND COMFORT LETTINGS
HIGH VOLUME OF DAILY FOOTFALL
CURRENTLY FITTED TO A SHELL FINISH
AVAILABLE IMMEDIATELY**

SAT NAV: NG1 5AW

Property Particulars

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk



LOCATION

The premises occupy a prominent location on the corner of Derby Road and Upper College Street. Derby. Derby Road is the principle connecting route for the neighbouring student residential area of Lenton and professional quarter of The Ropewalk which leads into the city centre beyond.

Derby Road is home to a combination of independent retail and leisure operators, along with serviced based occupiers.

Derby Road and the immediate surrounding areas are seeing extensive development with further student residential accommodation currently under construction and in the pipeline.

Notable nearby occupiers include Tough Mary's Bakehouse, The Hand in Heart, Sole Hairdressing and Comfort Lettings.

DESCRIPTION

The premises comprise an open plan ground floor retail area with ancillary accommodation behind.

At the time of preparing these particulars the property is currently being stripped out by the former tenant and will provide the following specification:

- Electric roller shutter door
- Intruder alarm
- Double door frontage onto Derby Road
- Painted and plastered walls
- Level floor ready for installation of floor coverings
- WC, kitchen and storage to the rear

ACCOMMODATION

From measurements taken on site the property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice, 6th Edition:

Description	M ²	Ft ²
Retail / Sales	168.9	1,818
Ancillary	97.6	1,050
Total	266.5	2,868

QUOTING RENT

The premises are available by way of a new internal repairing and insuring lease for a term of years to be agreed at a rent of:

£24,000 per annum exclusive

GUIDE PRICE

The Long Leasehold interest, which is held for a term of 200 years from 1 January 2000, is available at a guide price of:

£250,000

Further information is available from the Agent upon request.

BUSINESS RATES

From enquiries made of the VOA website we understand that the property is currently assessed as follows:

Local Authority:	Nottingham City Council
Description:	Shop & Premises
Rateable Value:	£37,500

PLANNING

The Landlords Long Leasehold interest currently allows for use under Class A1 (such as shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors).

Alternative uses may be permitted subject to obtaining Head Landlord consent and Planning Permission, if necessary.

SERVICES

We understand that mains water and electricity are available and connected to the premises.

VAT

All rents are quoted exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C(70).

LEGAL COSTS

Each party will be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment with the joint sole agents:

Geo Hallam and Sons

Contact: Giles Davis
Direct Tel: 0115 958 0301
Email: giles@geohallam.co.uk

September 2025

**Geo
Hallam &
Sons**

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www.geohallam.co.uk

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NG1 5BQ

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Property Particulars

MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. **2)** All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. **3)** No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.