

SHOP, TO LET

21 CURZON STREET

Derby, DE1 1LH



KEY FEATURES

- Rent: £9,000 per annum
- 554 Sq Ft (51.47 Sq M)
- Former off-licence
- Lock up shop
- Sales area with rear store & WC
- Rear staff parking
- Within Derby City Centre, linked to Wardwick & Friar Gate

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LOCATION

The shop is in Derby City Centre's Cathedral Quarter on Curzon Street. Curzon Street is linked to the Wardwick and Friar Gate, which are generally regarded as Derby's prime business and professional district.

The opportunity is just 0.1 miles north of the Becketwell regeneration area; home to Derby's first purpose built PRS scheme "The Condor" a 269 unit development & the new Becketwell Performance Venue; a 3,500 seat arena.

The property has good links to public transport and parking. Derby bus station is 0.5 miles to the east, with a mainline bus stop directly outside the unit, and ParkSafe Car Park is 0.1 miles to the north.

DESCRIPTION

Retail unit. Former mini market & off-licence. With off-street parking. To undergo light refurbishment ready for occupier fit out. Front sales area with rear store & WC. Display window with shutter door. There is staff parking in a shared yard to the rear of the property.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis (NIA), in accordance with the RICS Code of Measuring Practice.

FLOOR	Sq Ft	Sq M
TOTAL	554	51.47

PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

SERVICE CHARGE

Is payable for the running, maintenance and up keep of the shared external areas.

TENURE

Shop to let by way of a new lease for a term of years to be agreed.

RENT

The premises is available to rent for £9,000 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

D(87)

VIEWING

Please contact us or visit the OMEETO website for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO 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.

TO LET - SHOP

ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

09-Mar-2026

NOTE

Plans, maps drawings are not to scale.

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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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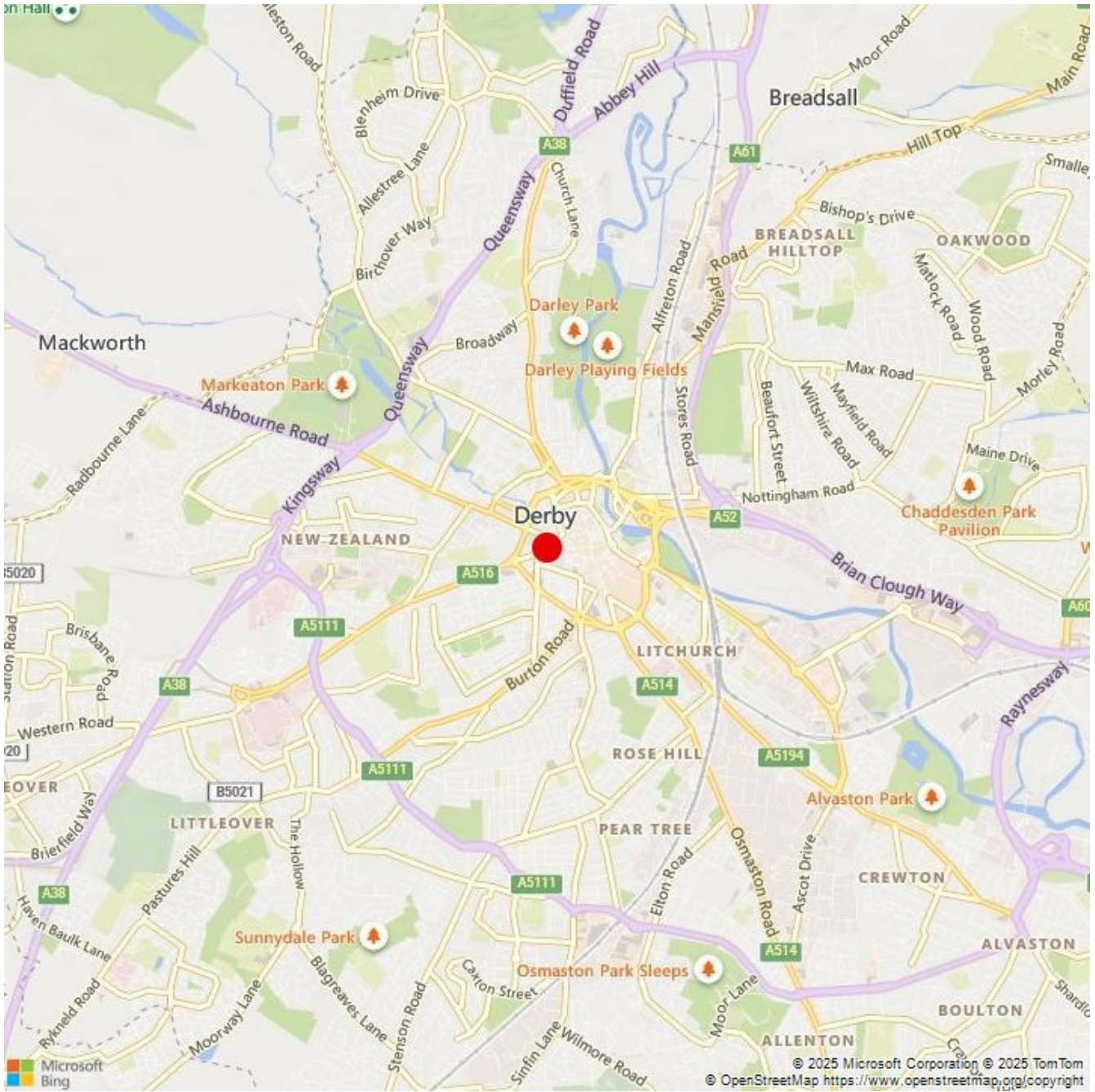
IMPORTANT NOTICE

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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