

SHOP, TO LET

13 ST. JAMES STREET

Derby, DE1 1RF



KEY FEATURES

- Rent: £12,500 per annum
- 570 Sq Ft (52.95 Sq M)
- Superbly refurbished
- Prime City Centre Retail unit
- Suitable variety of high street uses
- Large display frontage
- Ground floor sales with 3 offices, kitchen & WC on lower ground floor
- Near Valliant Live, Cubo, Primark, Superdrug, Turtle Bay, Molly Malone Irish Bar

OMEETO DERBYSHIRE

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omeeto.co.uk

The OMEETO logo is a dark red rounded square with the word "OMEETO" in white, uppercase, sans-serif font.

TO LET - SHOP

LOCATION

This is generally regarded as Derby's prime retail and leisure destination. Nearby occupiers include Cubo Serviced offices, Primark, Superdrug, Nando's, Greggs, Subway, Revolution de Cuba, Turtle Bay and The Cosy Club.

The property is located 0.1 miles North of the Becketwell Regeneration Area which proposes 342 apartments in two main residential buildings, up to 25,000 square metres of business space, a new public square for the city centre with a hotel, restaurants, and cafes around the square, plus a 500-space pay and display car park.

The property has good links to public transport and parking. Derby bus station is 0.3 miles to the east and ParkSafe Car Park is 0.2 miles to the north.

DESCRIPTION

Refurbished shop to rent Derby city centre. Potential for 100% rates relief. Well appointed Ground floor Sales area, with 3 offices, kitchen & WC on lower ground floor. Superbly presented. Class E use. Ideal small business premises Derby for cafes, boutiques, beauty, professional services & High Street uses. Near the new Valliant Live Arena, Bulkhead Tram sheds, Cubo, Superdrug, and Turtle Bay.

ACCOMMODATION

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

FLOOR	Sq Ft	Sq M
TOTAL	570	52.95

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 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.

RATING

The property is currently listed as a shop and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for 100% rates relief.

Rateable Value: £7,700

TENURE

Retail Shop to rent Derby by way of a new lease for a minimum term of 3 years.

RENT

The premises is available to rent for £12,500 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

TBA

VIEWING

Please contact us or visit www.omeeto.co.uk 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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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

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PARTICULARS UPDATED

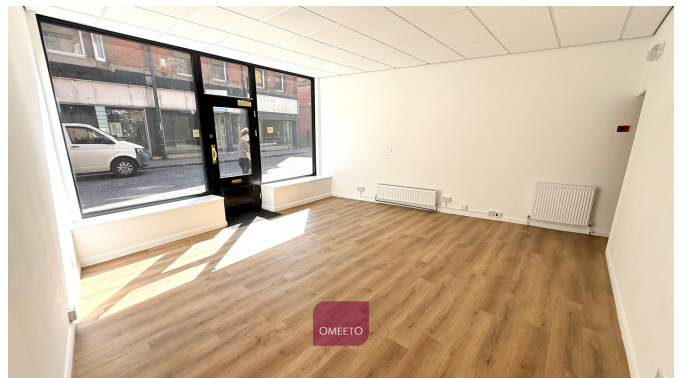
06-May-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

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

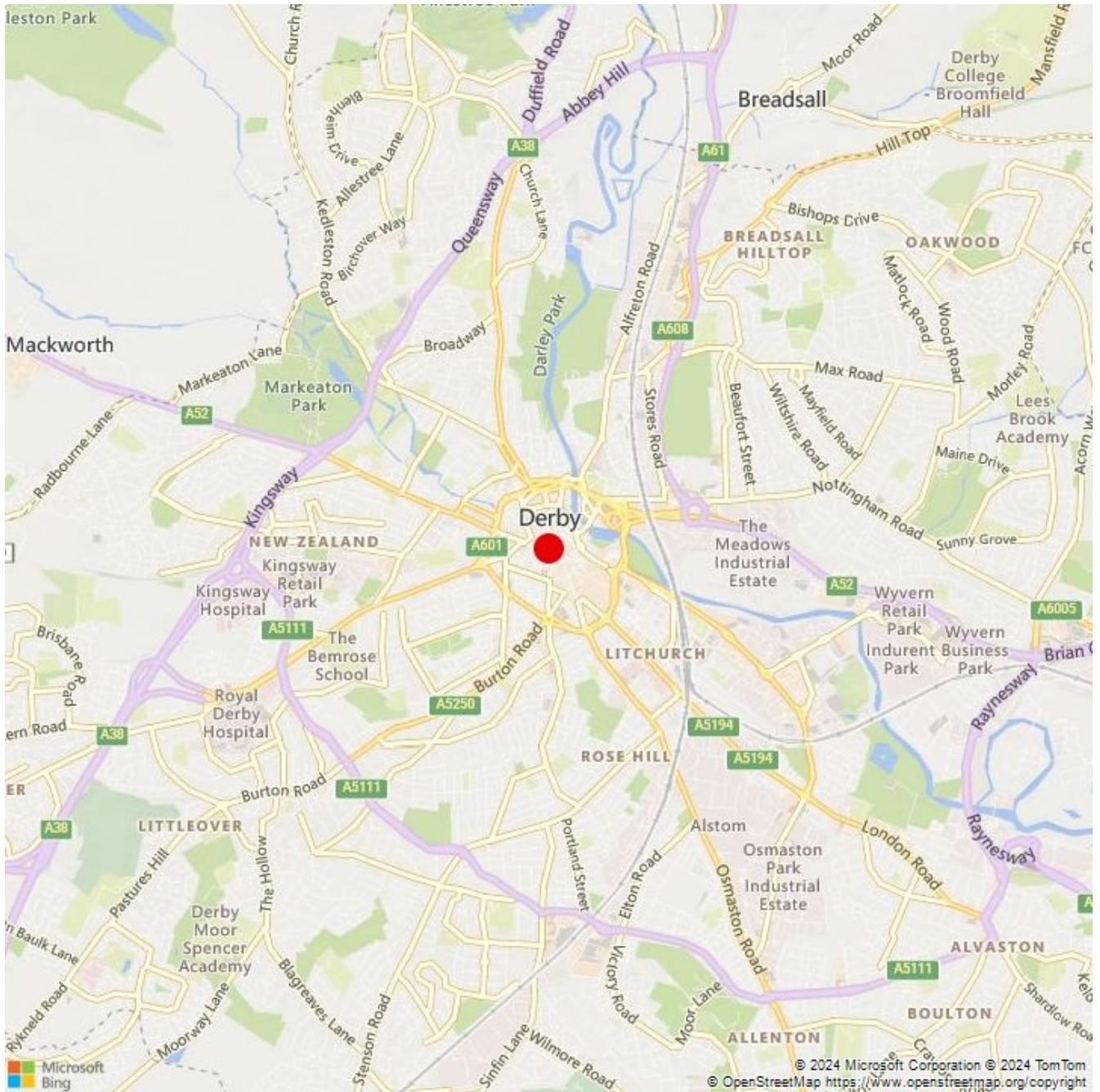
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2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

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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