

STUART EDWARDS



St Peter's Churchyard

, Derby DE1 1NN

- Prime Location: in the heart of Derby City Centre
- Flexible Layout: Ready to be transformed into your ideal space
- Total Usable Area: 236.72 sq.m / 2,548 sq. ft.
- Excellent Public Transport Links: easy access to Derby Ring Road, A38 and A52

£1,908 Per Calendar Month

Council Tax Band: Exempt

EPC Rating:

DESCRIPTION

This spacious commercial property is located in the heart of Derby's vibrant City Centre. It offers exceptional visibility and foot traffic. This property is perfect for start-ups or established businesses looking for city-centre prime location. Ideal for various businesses, including, retail space, office space, studios, or service-based businesses.

Unlock the potential of this commercial property.

Versatile layout comprising of 236.72 sq.m. / 2,548 sq.ft. ready to become your ideal business space.

Why St Peter's Churchyard? Location, Location, Loc

Nestled within a bustling area, the commercial space has excellent public transport links, surrounded by a blend of established business and residential housing. A strategic location that supports a wide variety of businesses.

Nearby Attractions & Amenities:

- Derby City Centre - Less than 1 minutes' walk to Derbion Shopping Centre, offering access to major retailers, cafes and eateries.
- University of Derby – Major student population
- Derby Museum & Art Gallery – A cultural gem minutes away

Enquire Today!

Whether you're a start-up, growing brand, or looking for a new location, St Peter's Churchyard offers the visibility, flexibility and space you need.

EPC:

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/2019-5046-7017-2199-0451>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.

A refundable holding deposit of a week's rent to reserve a property. This is deductible from the first month's rent.

A refundable tenancy deposit of one month's rent.

£50 (inc VAT) charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.