

SHOP, TO LET

# 57 WARDWICK

Derby, DE1 1HJ



## KEY FEATURES

- Rent: £1,325 per month
- 966 Sq Ft (89.74 Sq M)
- Derby City Centre
- Opportunity in prominent location
- Suitable for a variety of professional uses
- Three storey premises
- 0.1 miles from Becketwell Regeneration Area
- Bus stop directly outside

## OMEETO DERBYSHIRE

01332 840 328  
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### LOCATION

The shop is in Derby City Centre's Cathedral Quarter on the Wardwick. The Wardwick is generally regarded as Derby's prime leisure destination but this is mixed with a range of professional and cultural uses. Derby's Museum and Art Gallery are located opposite, other nearby occupants include Molly Malone's, Turtle Bay, Cubo and a number of independent bars and cafes.

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 0.5 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

Prominent location in Derby. Suitable for a range of professional uses; cafe, salon, retail, bar. 100% rates relief, subject to status. Three-storey premises with sales area, offices, kitchen & WCs. Nearby occupiers include Molly Malone's, Turtle Bay, Cubo and many independent cafes & bars. Light refurbishment considered subject to covenant & terms. Images to show example fit out.

There is a bus stop directly outside the property. Bold Lane ParkSafe car park is 0.1 miles from the property.

### 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
Ground Floor Retail	435	40.41
First Floor	304	28.24
Second Floor	227	21.09
<b>TOTAL</b>	<b>966</b>	<b>89.74</b>

### PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning Use Class Order 2020 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.

### 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:** £6,000

### TENURE

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

### RENT

The premises is available to rent for £1,325 per month.

### 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(91)

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://www.omeeto.co.uk) for full details. 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

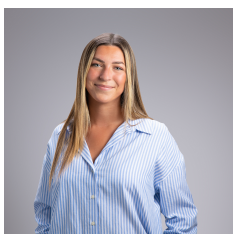
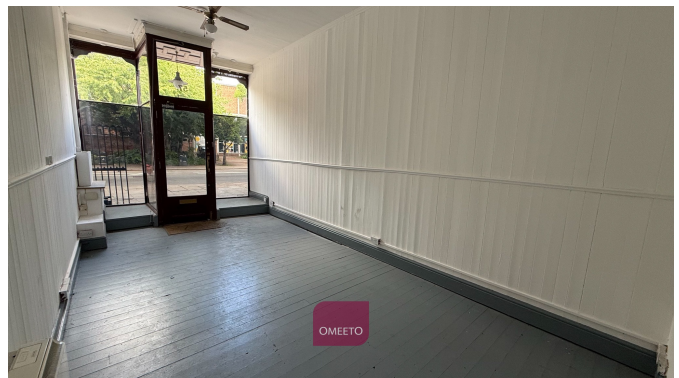
21-May-2026

### 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

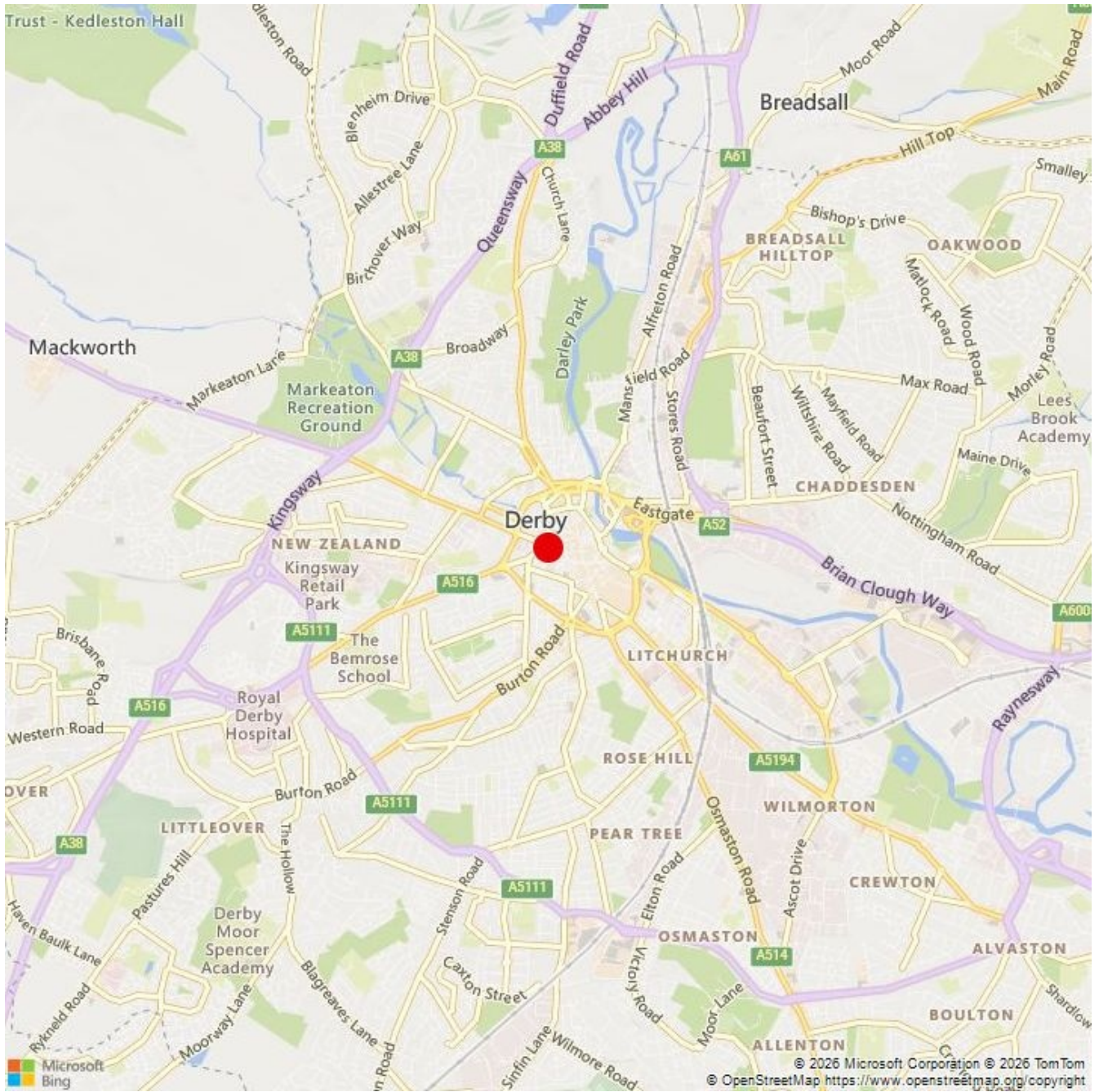
1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.  
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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