

To Let

Two Storey Shop/Office and useful basement

844 sq ft (78.4 sq m) (currently Fraiche)

28 The Strand, Cathedral Quarter, Derby, DE1 1BE



- Very smart two storey shop and useful basement
- Restored in 2003/4 with new shop fronts in Victorian style with other improvements
- Ground floor and First Floor: 607 sq ft (56.4 sqm)
- Basement: 237 sq ft (22 sqm)
- Part of recently restored famous neo-classical designed crescent of shops and offices in The Strand, Derby

01332 295555

raybouldandsons.co.uk

Location

Located in the sought after Cathedral Quarter of Derby City. The parade and many other shops in the Cathedral Quarter have been part of a major restoration of Victorian property in the old City Centre – some 100 properties in total.

Nearby retailers include – Hobsons shoes, Anderson's Electrical, Dream Doors, Ashley's the Tailors, Foulds Guitars, Games Workshop, Selena's Florists, Casual Classics, Whitestuff, London Camera Exchange, Vision Express, Canopy Men's & Ladieswear, Everyman Barbers, Brigdens Menswear.

Immediately opposite is Derby's Art Gallery, famous for its collection of Joseph Wright Paintings and currently undergoing major restoration.

Office users nearby include the Connect Offices in Bold Lane, the Cubo offices on the corner of Victoria Street and the Bam Boom Cloud Offices in The Wardwick.

Nearby new residential developments include 259 apartments in Concord House, opening in Spring 2023 in Victoria Street and 55 apartments in Middleton House in St. Mary's Gate.

The new massive performance centre for Derby is planned off Victoria Street and the site has just been cleared ready for development.

Car Parking

Street parking is permitted in The Strand by meter and in Bold Lane the multi-storey car park has 315 spaces.

The Property

Ground Floor Shop

Marble stepped entrance recently installed
Ave. depth: 7.00m. Max. Width: 4.40m

Approximate Floor Area: 279 sq ft sq m (25.97) including side window display.

Feature oak staircase leads to –

First Floor

Beautifully fitted out with quality lighting and fine views of the Art Gallery – 30.48 sq m (328 sq ft).

Basement

Staircase at rear of store leads to useful basement – approximately 236 sq ft (22 sq m) with toilet.

Services

Mains water, electricity and drainage.

Non Domestic Rates

Workshop and Premises

Rateable Value: £5,700 from 1st April 2023

Town & Country Planning

The property traditionally is an A1 retail use shop (Class E (a) in the current Town Planning Use Guide).

The building is Grade 2 Listed and is situated in a Conservation Area.

The property cannot be used for hot food takeaway.

Ideal uses – Retail or Professional Offices.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position.

Lease Terms

The property is available by way of a new lease. The tenant will be responsible for maintaining the shop interior and quality fittings, the plate glass shop windows and entrance door, and a proportionate share by way of a service charge for maintaining the exterior of the main structure.



Buildings Insurance

The landlord insures the whole building against fire and similar risks and the tenant will reimburse a proportional contribution to the annual premium.

Rent

£12,000 per annum – VAT not charged – but landlord reserves the right to do so in the future.

Outgoings

The tenant is responsible for all business rates, water rates, sewerage charges, electricity costs, refuse charges direct to the relevant authorities.

Energy Performance Certificate (EPC)

An EPC has been commissioned and will be available shortly.

Legal Costs

Each party to the transaction will bear their own legal costs.

Ownership

The property is owned by a partner of Raybould & Sons

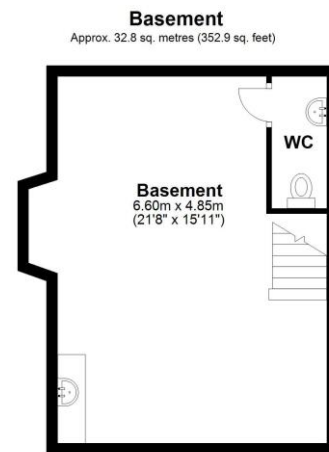
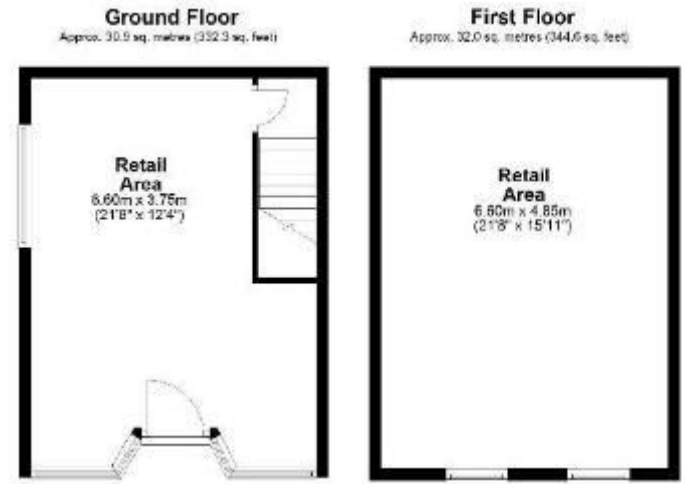
Viewing

All viewings to be strictly by prior appointment through the sole selling agents, Raybould & Sons

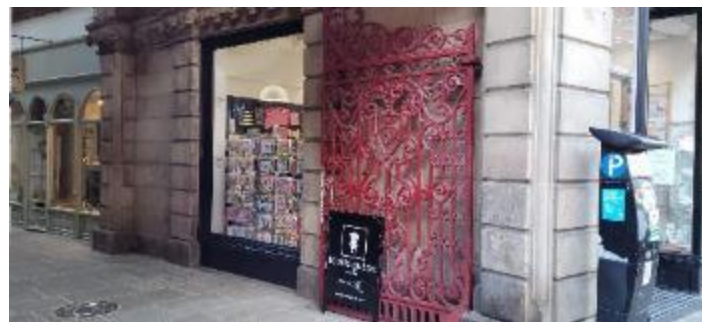
Contact: Trevor Raybould

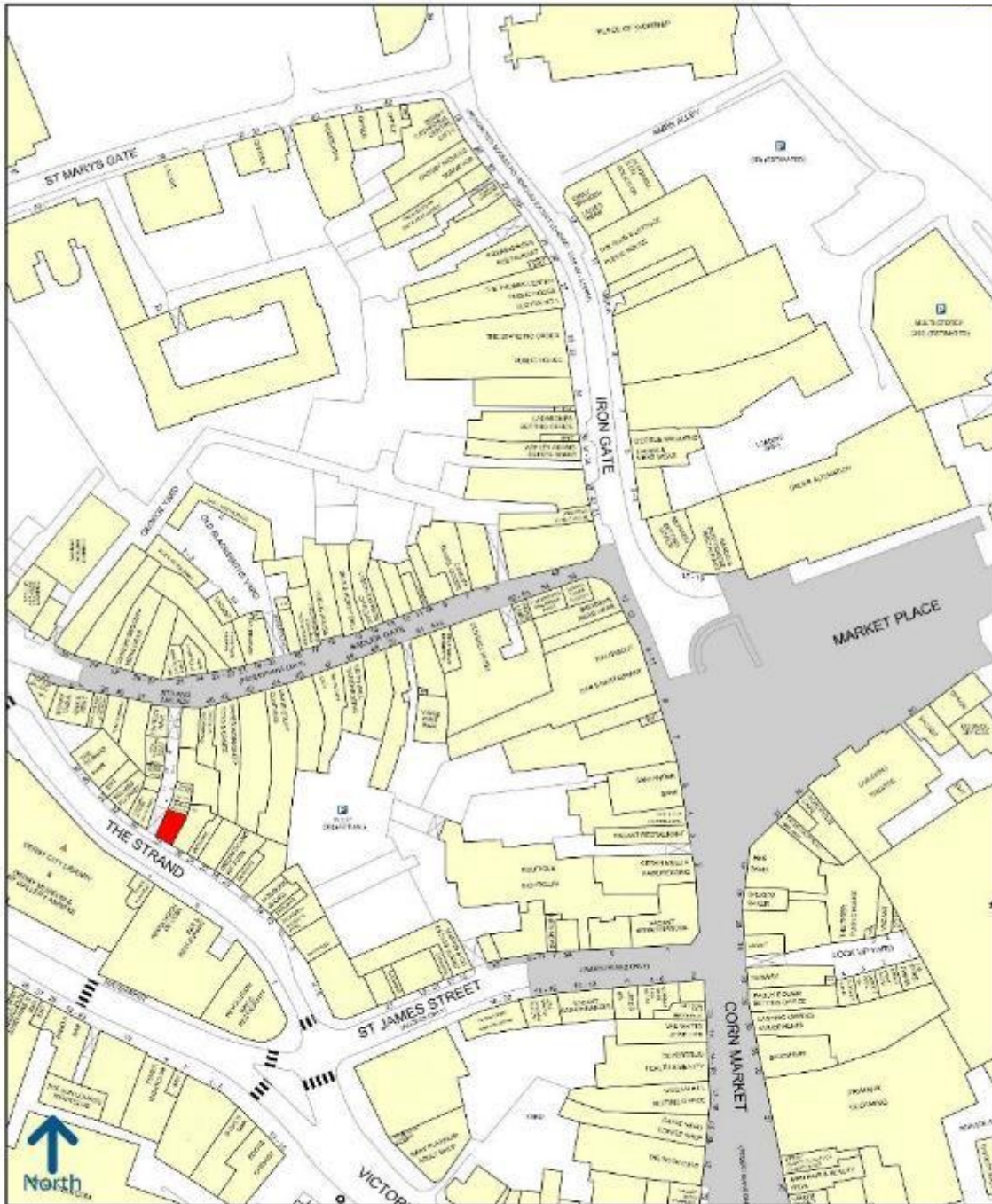
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The above plans are for illustration only and are not to scale





Experian Goad Plan Created: 07/04/2016
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