

TO LET

Characterful Use Class E Unit

Bakehouse Cellars, Darley Abbey Stables, Abbey Yard, Derby, DE22 1DS



- Self-contained former cellars within Grade II listed former Bakehouse.
- Total Net Internal Area **75.4 sq.m. / 811 sq.ft.**
- Recently refurbished space suitable for a variety of uses (subject to planning permission).
- Situated within Darley Park and close to Darley Abbey Village.

RENT: £13,500 P.A.X.

**01332
200232**

Location

Darley Abbey is a popular village and suburb of the City of Derby.

Road communications are good, the nearby A6 provides a quick connection to the A38 trunk road and the city of Derby.

Darley Abbey Stables are situated within Darley Abbey Park accessed from Darley Abbey village by New Road and Abbey Yard.

Description

Darley Abbey Stables is a Grade II listed former stable block and Bakehouse that has been subject to an extremely high-quality redevelopment to create nine units set in an attractive courtyard with direct pedestrian access to Darley Park.

The Subject property comprises a self-contained former cellar situated beneath the Bakehouse.

Internally the property offers an extremely characterful space that would be suitable for a wide range of use class E uses (subject to planning permission). There are five rooms together with a modern WC and circulation area.

The specification includes exposed brick floors and walls, vaulted ceilings, LED lighting, power, timber doors and windows and fire alarm system.

Services

Mains electricity, water and drainage are connected to the property. The occupier is responsible for any utilities used at the property and will be billed by the landlord based on usage.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition (2018) and report according to the basis of Net Internal Area (NIA):

Description	sq mtrs	sq ft
Front left	12.3	132
Rear left	11.5	123
Rear middle	9.6	103
Circulation area	6.8	73
WC	0.0	0
Front middle (former kitchen)	6.6	71
Front right	28.6	308
Total Net Internal Area:	75.4	811

Rent

£13,500 per annum exclusive (P.A.X.)

Rent Deposit

A rent deposit equivalent to three months' rent is to be held by the landlord as a deposit.

Service Charge

A service charge will be payable by the occupier for shared buildings services and maintenance and buildings insurance. The current service charge is £360 plus VAT per quarter.

VAT

VAT is applicable at the prevailing rate.

Rates

The property was previously derelict and therefore does not have a rating assessment. Occupiers should make their own enquiries with Derby City Council.

Tenure

The premises are available on new effective full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

EPC

In preparation.

Legal Costs

Each party is to be responsible for their own legal costs in connection with the transaction.

Viewing

Viewing is strictly via appointment with sole agent:

David Brown Commercial

Tel: 01332 200 232

email: info@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

