

TO LET

Retail / Class 'E' Unit

Ground Floor, 115 Friar Gate, Derby, DE1 1EX



- Prominent ground floor retail property on Friar Gate.
- Permission for 'E' planning use, may be suitable for other uses (Subject to planning).
- High quality internal finish.
- Total Net Internal Area: **69.0 sq.m / 742 sq.ft.**
- Established leisure pitch location.

RENT: £15,000 P.A.X.

**01332
200232**

Location

The property is located on Friar Gate in the heart of the Friar Gate conservation area, within a comfortable walk of the facilities on offer in Derby City Centre.

Friar Gate (A52) is a main arterial route leading west out of Derby and connects Derby City Centre with the A38 at the junction with Ashbourne Road and Markeaton Island.

The area is characterised by a number of fine period buildings, many dating from the Georgian era and which are now converted to use as professional offices, bars and shops.



Description

The property comprises a self-contained ground floor retail unit with a glazed frontage to Friar Gate within a larger period building.

The property is laid out internally with a retail sales area to the front with a W/C, store room and kitchen to the rear.

The property benefits from tiled flooring, painted plaster walls, suspended ceilings, ceiling mounted heating/air-conditioning, fluorescent lighting and rear access.

There is 1 dedicated car parking space in the rear car park accessed off Curzon Street.

Services

We understand that electric, water, gas and drainage are connected to the property.

Rental

£15,000 per annum exclusive of all other outgoings.

Rates

The property has a ratable value of £8,200 according to the Valuation Office Agency. If eligible occupiers would benefit from 100% small business rates relief.

Accommodation

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

Description	sq mtrs	sq ft
Retail Zone A	27.7	298
Retail Zone B	26.5	285
Retail Zone C	3.7	40
Stores	2.5	27
Kitchen	8.6	92
Total Net Internal Area:	69.0	742

Lease Terms

The premises are offered to let by way of new effective full repairing and insuring lease terms for a negotiable term of years, subject to rent reviews where appropriate.



Deposit

A deposit may be required.

Legal Costs

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

EPC

E-102 valid until May 2029.

VAT

VAT is applicable at the prevailing rate.

Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

Email: enquiries@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.

