

## To Let

**Offices** – First Floor suite with controlled access system

**1,340 sq ft** - (124.5 sq m)

12 The Strand, Cathedral Quarter, Derby DE1 1BA



- First floor office suite
- Excellent City Centre Location
- Ground Floor Entrance Foyer
- Close to Bold Lane Multi-Storey Car Park
- Available on a New Lease

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# CATHEDRAL QUARTER DERBY

ATCM National BID of the Year 2016

## Location

The Strand is a fine example of 19<sup>th</sup> Century Neo-Classical architecture and has recently received an accolade from English Heritage as a result of the skilful restoration of its stone-fronted crescent of shops and offices.

The property is well located within the historic Cathedral Quarter of Derby City centre. There are a number of public car parks nearby including the multi-storey Bold Lane facility

Derby City Centre is currently undergoing a renaissance, and in particular the Cathedral Quarter with its many quality independent shops, cafes and restaurants supporting the professional core of office users in the area.

A number of large scale apartment schemes have been completed in the vicinity and Derby's new 3,500 seater performance venue, will be due to be completed and opened in Spring 2025.

## Description

The offices are situated on the first floor of 12 Strand and extend to 124.50 sq m (1,340 sq ft)

An impressive ground floor entrance foyer leads to the self-contained first floor office which comprises a reception office, two open plan offices, meeting room and large kitchen, together with Ladies' and Gents' WC's.

Heating is by way of night storage heaters.

## Accommodation

The accommodation has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> edition.

1,340 sq ft (124.5 sq m)

## Services

We have not tested any of the services and interested parties should make their own enquiries to ensure that the capacity of the services is adequate for their proposed use of the premises.

## Non Domestic Rates

Utilizing the Valuation Office website we have determined that the premises are assessed for Non Domestic Rates as follows:

'Offices and Premises'

2017 Assessment: Rateable Value: £6,900

The Government have extended the Small Business Rate Relief Scheme which entitles owners or occupiers up to 100% rate relief if their Rateable Value is £12,000 or less (conditions apply).

Interested parties should make their own enquiries of Derby City Council to establish their own position in this regard and to determine any actual rates liability

## Cathedral Quarter Bid Levy

A levy is paid to the Cathedral Quarter BID based upon a percentage of rateable value.

## Town & Country Planning

We believe that the premises have the benefit of existing planning consent for office use.

However, interested parties should make their own enquiries of Derby City Council planning Department to verify that this is the current position and to determine whether planning consent is required for their proposed use.

## Terms

The property is available to let by way of a new lease for a period of years to be agreed.

The tenant will be responsible for repairing and maintaining the interior of the demised property, the landlord's fixtures and fittings, and for reimbursing the landlord of the annual cost of insuring the offices against fire and other perils.

The tenant will also share the cost of cleaning, lighting, and maintenance of the stairwell and entrance hall, with the second floor tenant.

### **Service Charge**

The proposed tenant will contribute by way of a service charge towards the cost of common services and the exterior of the building

This is on a pro rata basis and is in conjunction with the occupiers of the second floor office suite and the two self-contained ground floor shops – known as Numbers 10 and 12 The Strand, Derby.

### **Price/Rent**

Upon application

### **VAT**

All figures quoted are exclusive of VAT if applicable.

The property is currently not VAT registered but the landlord reserves the right to alter this status in the future.

Therefore, no VAT will currently be charged on the rent.

### **Legal Costs**

Each party to the transaction will bear their own legal costs in the preparation of the lease.

### **EPC**

An energy performance certificate can be made available on request.

### **Viewing**

All Viewings to be strictly by prior appointment through the sole letting agents, Raybould & Sons.

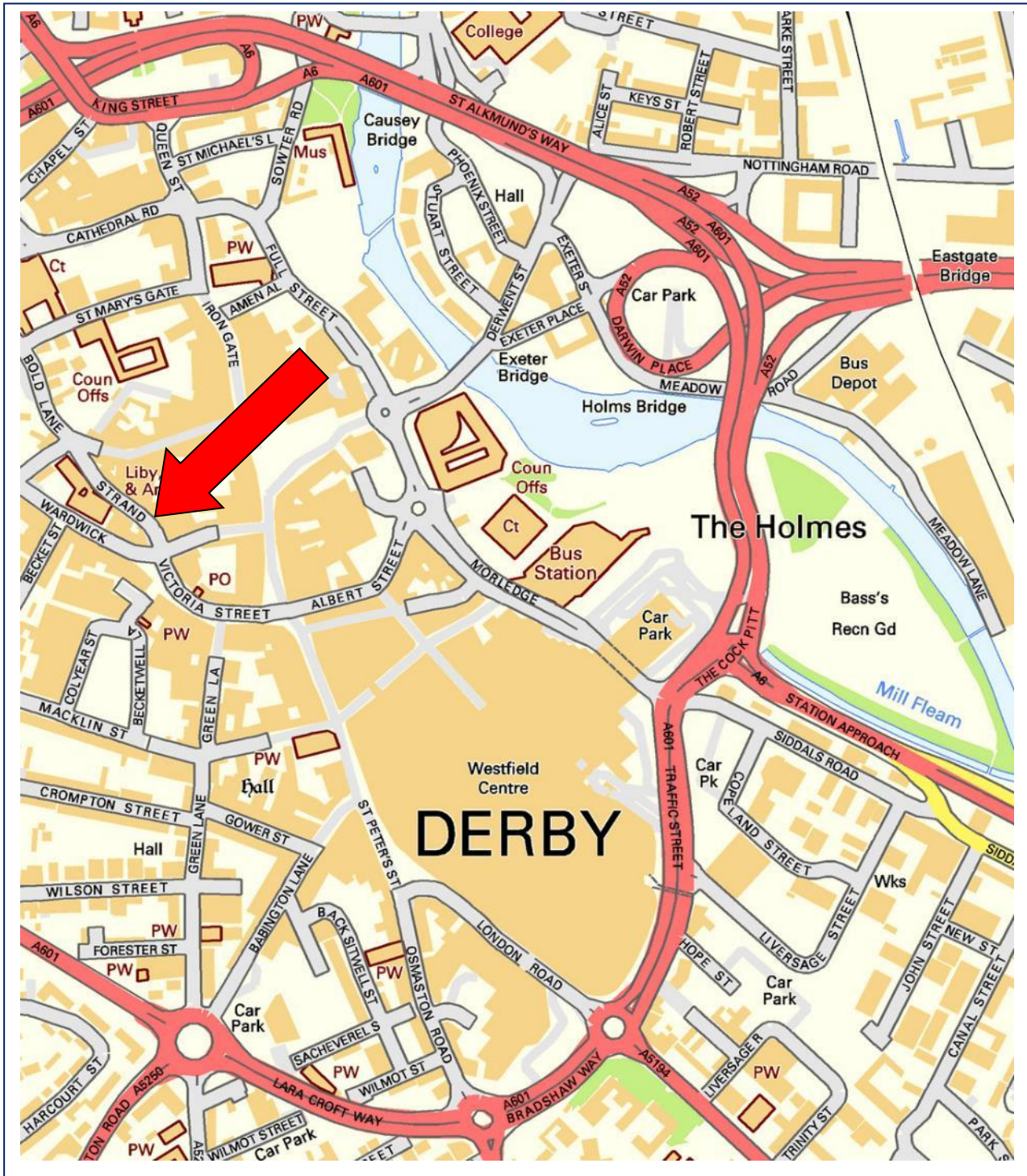
### **Contact**

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