



TO LET

28 The Strand, Derby DE1 1BE

Well fitted-out Two Storey Shop Property

Ground Floor and First Floor: 646 sq ft (60.05 sq m) plus useful basement

Restored in 2003/04 with new shop front, return side display window, internal staircase and other improvements

Part of 'Georgian style' crescent of shops and in The Strand, Derby

Close to Sadlergate – Jack Wills, White Stuff, Doc Martins, Joules

Raybould
& sons

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LOCATION: 28 The Strand is situated in the heart of the Cathedral Quarter on the corner of the Strand (one of Derby's finest shopping streets) and the Strand Arcade, which leads onto Sadlergate. The Cathedral Quarter is recognised as an established and rapidly growing retail area for independent niches stores and national fashion and shoe retailers.

Well known brands to have opened recently in the immediate area of Sadlergate include Jack Wills, Whitestuff, Dr Martens and Joules.

Old established Cathedral Quarter retailers include Bennetts, Brigdens, Canopy and Cruise, London Camera Exchange.

NEAREST CAR PARK: Bold Lane Car Park – 500 spaces.

ON-STREET CAR PARKING: Metered car parking is available on the Strand from half hour to 2 hours, together with a number of designated disabled bays.

TOWN PLANNING: The shop can be used for A1 – retailing, e.g. the sale of fashion, shoes, gifts, toys, houseware. The shop cannot be used for the following: the sale of hot food (or as a cafe), bridal wear, lingerie, electrical goods, or as a florist, or hairdressers. The building is within a Conservation Area and is Grade II Listed.

ACCOMMODATION: No. 28 The Strand is a most attractive two storey shop, which was fitted-out in 2004 to a very high standard with new internal staircase, a new attractive Victorian style double fronted window with central door and marble steps. The shop has a return window onto the Arcade.

Comprising:

Ground Floor Shop:

Average depth: 7.00m. Maximum Width: 4.40m

Approximate Floor Area: 29.57 sq m (318 sq ft)

Marble stepped entrance, oak floor, quality lighting, modern oak staircase leading to:

First Floor:

A superb first floor: 30.48 sq ft (328 sq ft) with quality light fittings.

Useful Basement: ideal for storage, includes toilet. Approximate floor area: 22 sq m (237 sq ft).

FLOOR PLANS: Floor Plans are available.



LEASE TERMS: The shop is available by way of lease. The tenant will be responsible for maintaining and repairing the interior of the shop, the fixtures, the light fittings, the shop front, the plate glass and the marble steps. In addition the landlord will maintain the exterior of the building and the tenant will pay a service charge towards the cost of maintaining the repair of the exterior of the building.

RENT: £10,000 per annum, payable quarterly in advance. VAT is currently not charged but the landlord reserves the right to do so in the future.

BUSINESS RATES: The local billing authority is Derby City Council and we understand the following:

Description: "Shop and Premises"

Rateable Value: £6,500 (not what you will pay)*

*Small business rates relief of up to 100% may apply, however applicants must make their own enquiries and receive confirmation of these figures from Derby City Council (Tel: 0333 200 6900 email: business.rates@derby.gcsx.gov.uk)

BUILDINGS INSURANCE: The landlord insures the whole building against the risk of fire and similar risks and the tenant pays the cost of the annual premium in respect of the shop.

OUTGOINGS: The tenant is responsible for paying all the business rates, water rates, sewerage charges, electricity costs, refuse charges, the Cathedral Quarter Bid levy and any other outgoings, direct to the relevant authorities and suppliers.

ENERGY PERFORMANCE CERTIFICATE: An EPC will be provided.

LEGAL COSTS: The incoming tenant will be responsible for their own legal costs.

DISCLOSURE: It should be noted that a partner in Raybould & Sons has a legal interest in the property.



SHOPS IN THE STRAND AND THE STRAND ARCADE include: Strand Hair & Beauty; Selena's Florist; Brides & Gowns; Can Can Lingerie; Dream Doors – Kitchens; The Squashed Tomato Cafe; Hobsons – Quality Leather Accessories, Shoe and Key Repairs; Andersons – Electrical Goods; Interior Options – Furniture Showroom; Tatlers Fabrics.

**28 the Strand,
Derby
DE1 1BE**



VIEWING: Strictly by prior appointment with the sole letting agents, Raybould & Sons.
Contact: Trevor Raybould Telephone: 01332 295555
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Subject to Contract and Availability

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