

TO LET

Attractive Period Office Building

83 Friar Gate, Derby DE1 1FL



- Prestigious three-storey period office building extending to approximately 285.3 sq.m. / 3,070 sq.ft.
- Useful spacious basement storage of 91.4 sq.m. / 983 sq.ft.
- Within walking distance of Derby city centre and local amenities including independent bars, restaurants and shops.
- Includes 7 car parking spaces in private car park to the rear of the building.

RENTAL: £32,500 P.A.X.

**01332
200232**

Location

The property is located on the south side of 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 which are now converted for use as professional offices.

Description

The property comprises a characterful, 19th Century, three-storey stucco rendered townhouse beneath a slate roof with an attractive front garden and wrought iron fence.

Internally the property provides a reception with various offices and meeting rooms over three floors; together with WC, server room, stores and kitchen. The office benefits from gas fired central heating, fluorescent lighting and timber sash windows. There is also an additional basement, providing dry space suitable for storage.

To the rear of the property is a private car park accessed off Larges Street, which provides space for 7 vehicles. Pay and display car parking is also available on Vernon Street.

Services

We understand that all mains services are connected to the property.

Rates

The Valuation Office Agency website provides a rateable value for the property of £26,000 in the 2023 rating list. Interested parties should make their own enquiries with Derby City Council.

Accommodation

We report the following approximate floor areas in accordance with the RICS Code of Measuring Practice (2018) according to the basis of Net Internal Area (NIA):

Description	sq mtrs	sq ft
Ground Floor	88.1	948
First Floor	92.2	992
Second Floor	105.0	1,130
Total Net Internal Area:	285.3	3,070
<i>Basement</i>	<i>91.4</i>	<i>983</i>

Lease Terms

The premises are offered to let by way of new full repairing and insuring lease terms for a negotiable term of years, subject to three or five yearly rent reviews were appropriate.

Rental

£32,500 per annum exclusive (P.A.X.) of rates and all other outgoings.

VAT

VAT is applicable at the prevailing rate.

Deposit

A deposit of 3 months' rent may be required.

Legal Costs

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

Planning

The property has permission for professional office use. The property is Grade II listed and is in the Friar Gate Conservation area.

EPC

An EPC is in preparation.

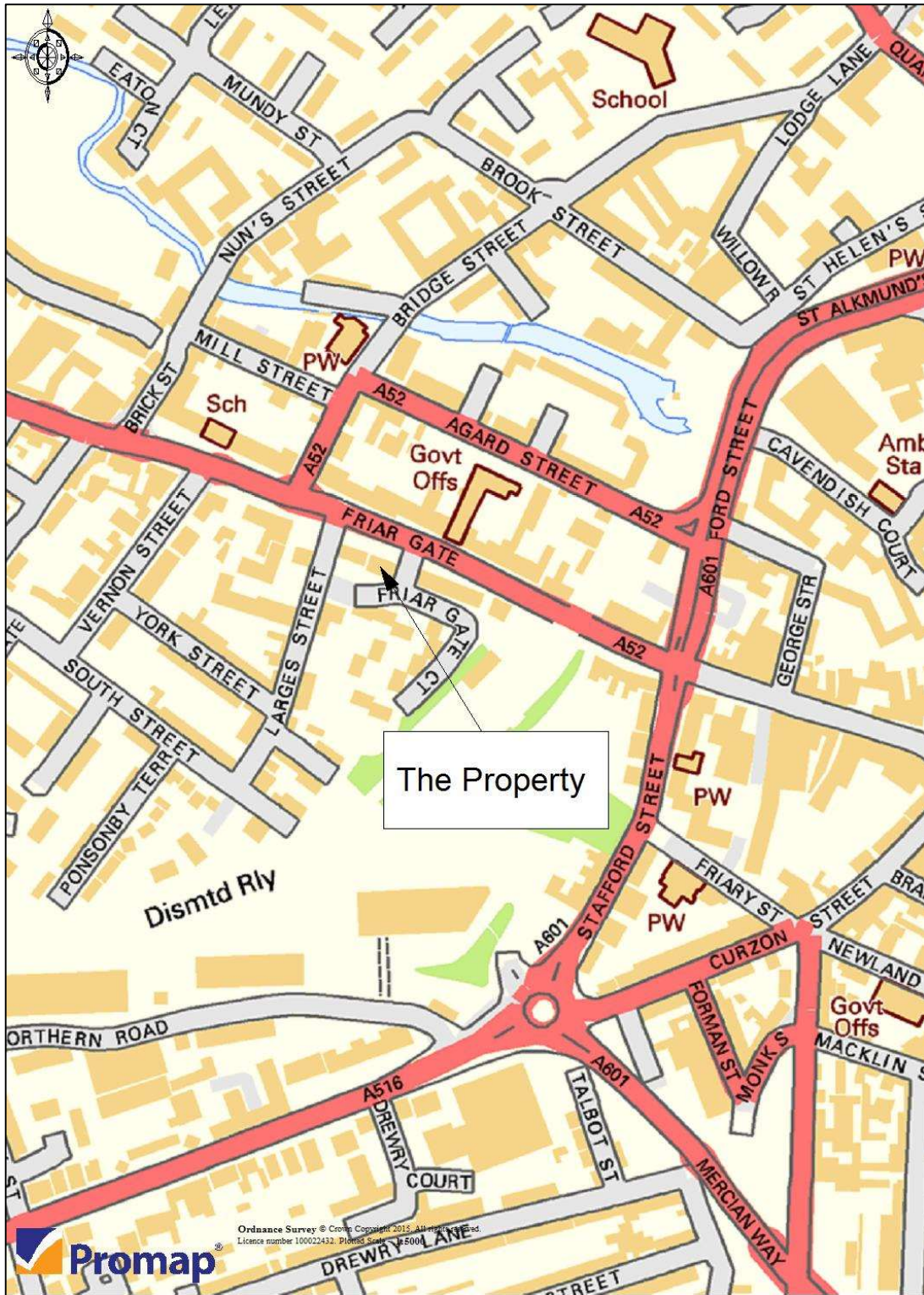
Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

email:
enquiries@davidbrownproperty.com



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