

TO LET

High Quality Retail / Use Class 'E' Unit

13 Market Place, Derby, DE1 3QJ



- Attractive three/four-storey retail unit with return frontage to Sadler Gate.
- Total Net Internal Area: **416.5 sq.m. / 4,481 sq.ft.**
- Ground and first floor sales with upper floor stores and ancillary accommodation.
- Situated in the heart of the Cathedral Quarter: a boutique retail, leisure and professional location.
- Occupying a busy corner position at the top of Sadler Gate / Market Place / Iron Gate.

RENT: £36,000 P.A.X.

**01332
200232**

Location

Market Place is one of the main pedestrianised retail pitches in Derby city centre and forms part of the Cathedral Quarter Business Improvement District.

The street provides a number of high-quality niche retail occupiers, professional services firms, bars, coffee shops, restaurants and public houses within a characterful and historic setting close to Derby Cathedral.

The property is prominently located on the west side of Market Place at the junction with Sadler Gate. Nearby occupiers include Nandos, BEAR and Betfred.

The Subject is situated close to the Victorian Market Hall which is currently undergoing a multi-million-pound redevelopment to create a destination venue with various stalls, a food court and entertainment space. Other notable developments nearby include the planned redevelopment of the Assembly Rooms site, the refurbishment of the Guildhall and the imminent construction of the new 3,500 capacity venue at Becketwell.

Description

The unit comprises a substantial three/four-storey retail shop having a large, glazed retail frontage to Market Place that returns to Sadler Gate.

Internally the unit provides open plan retail sales over ground and first floor with ground floor WC. The upper floors provide various stores, WC and a kitchen. The specification includes laminate floors, painted plaster walls, suspended ceilings and timber sash windows.

Services

We understand that electric, water, drainage and air conditioning services are connected to the property.

Rental

£36,000 per annum exclusive of all other outgoings.

VAT

We are advised that VAT is not applicable.

Rates

The VOA website indicates the property has a ratable value of £30,000 in the 2023 rating list.

Planning

The premises have planning consent for retail 'E' use. Other uses may be permitted (subject to planning).

Accommodation

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

Description	sq mtrs	sq ft
Ground Floor Sales	108.9	1,172
Ground Floor Stores	11.9	128
Ground Floor WCs	0.0	0
First Floor Sales	110.6	1,190
Second Floor Stores	53.6	576
Second Floor WC	0.0	0
First Floor Sales	41.8	450
Second Floor Stores	43.7	470
Third Floor Stores	46.1	496
Total Net Internal Area:	416.5	4,481
<i>Cellarage</i>	<i>27.9</i>	<i>300</i>

Lease Terms

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

Legal Costs

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

EPC

An EPC is in preparation.

Anti-Money Laundering Policy

Two forms of ID and a recent utility bill must be shown by the occupier.

Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

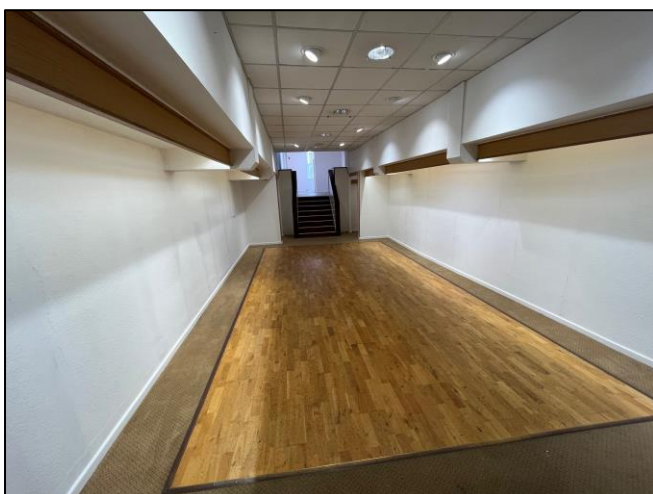
Email: enquiries@davidbrownproperty.com



First Floor Retail Sales



Ground Floor Retail Sales



First Floor Retail Sales



First Floor Retail Sales



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Surveyors • Agents • Valuers