

TO LET

High Quality Retail / Use Class 'E' Unit

55 Sadler Gate, Derby, DE1 3NQ



- Attractive three-storey retail unit with traditional frontage to Sadler Gate.
- Total Net Internal Area: **98.6 sq.m. / 1,061 sq.ft.** with additional cellarge of 21.1 sq.m. / 227 sq.ft.
- Busy corner position at the top of Sadler Gate / Market Place / Iron Gate.
- Situated within the Cathedral Quarter: a boutique retail, leisure and professional location.
- Suitable for a variety of uses (subject to planning).

RENT: £14,500 P.A.X.

**01332
200232**

Location

Sadler Gate forms part of the Cathedral Quarter Business Improvement District being one of the main pedestrianised retail pitches in Derby city centre.

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 south side of Sadler Gate. Nearby occupiers include Nandos, BEAR and The Old Bell Public House.

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 three-storey retail shop having a glazed retail frontage to Sadler Gate.

Internally the unit provides open plan retail sales over ground floor with additional rooms over first and second floor. There is a cellar to lower ground floor level.

The specification includes tiled/timber floors, painted plaster walls, artificial lighting and timber sash windows.

Externally the property benefits from a traditional timber glazed retail frontage with pedestrian access to the front.

Services

We understand that electric (3-phase), water and drainage are connected to the property.

Rental

£14,500 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 £10,500 in the 2023 rating list. No business rates would be payable if the occupier is eligible for small business rates relief. Occupiers should make their own enquiries with Derby City Council.

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	30.5	328
First Floor	30.3	326
Second Floor	37.8	407
Total Net Internal Area:	98.6	1,061
Cellarage	21.1	227

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

The EPC is 'E – 105' valid until 11th March 2031. A copy is available from the sole agents.

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





IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

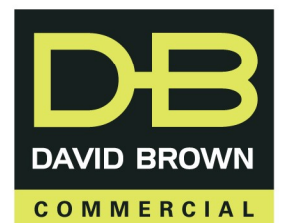
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