

TO LET

Individual Treatment Rooms

The Art House, 5 Friar Gate, Derby, DE1 1BU



- Versatile city centre therapy / treatment rooms ranging from **131 sq. ft. to 539 sq.ft.**
- Fully all inclusive rent with utilities, Wi-Fi, communal cleaning, parking and insurance.
- Characterful building with suites of various sizes available.
- Recently refurbished to provide an excellent specification.
- 'Easy in – easy out' terms available immediately.

RENTALS FROM: £375 per calendar month

**01332
200232**

Location

The property is located on 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 Markeaton Island.

The area is characterised by a number of period buildings, many dating from the Georgian/Victorian era which are now converted for use as professional offices, bars and shops.



Main Entrance from First Floor

Description

The property comprises 7 individual therapy / treatment rooms / 2 offices; on the first floor of a larger building of solid brick construction.

The property benefits from a ground floor entrance from Friar Gate, a staircase provides

access to seven suites and two individual offices. The complex has exclusive use of male and female WC facilities at ground floor level.



High quality treatment room

Having recently been renovated, each of the suites has timber floors and decorated walls as well as access to power points and a handwash basin. The two offices benefit from high ceilings, timber flooring and attractive windows.

The units are suitable for a variety of commercial uses including therapy / treatment rooms.

There is also the benefit of 7 parking spaces to the rear of the property.

Services

All services are included with the rental charges indicated:

- Occupation.
- Water rates.

- Heating.
- Electricity.
- Buildings insurance.
- Intercom.
- Cleaning of the common areas.
- High speed Wi-Fi.



Waiting area

Accommodation

We have measured the property according to the basis of Net Internal Area (NIA):

Description	sq mtrs	sq ft
Suite 1	13.5	145
Suite 2	13.2	142
Suite 3	13.5	145
Suite 4	13.2	142

Suite 5	12.2	131
Suite 6	12.2	131
Suite 7	12.2	131
Large room	50.1	539
Small room	14.1	151
Total Net Internal Area:	154.2	1,659

Rentals

Description	£ p.a.	£ pcm
Suite 1	£5,100	£425
Suite 2	£5,100	£425
Suite 3	£5,100	£425
Suite 4	£5,100	£425
Suite 5	£4,800	£400
Suite 6	£4,800	400
Suite 7	£4,800	£400
Large room	£12,000	£1,000
Small room	£4,500	£375

Rates

The property is to be split for the purpose of business rates. We anticipate all units will be eligible for 100% small business rates relief. (Subject to occupier eligibility).

Services

The rental includes the following services:

- Occupation.
- Water rates.
- Electricity.
- Buildings insurance.
- Intercom.
- Cleaning of the common areas.

Tenure

The premises are available to let on a 12-month licence agreement. One months' rent is required as a deposit. Licences can be effected relatively quickly.

VAT

Not applicable.

Legal Costs

The ingoing licensee is to pay an admin fee of £295+VAT for the preparation of the license agreement.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and a recent utility bill must be shown by the occupier.

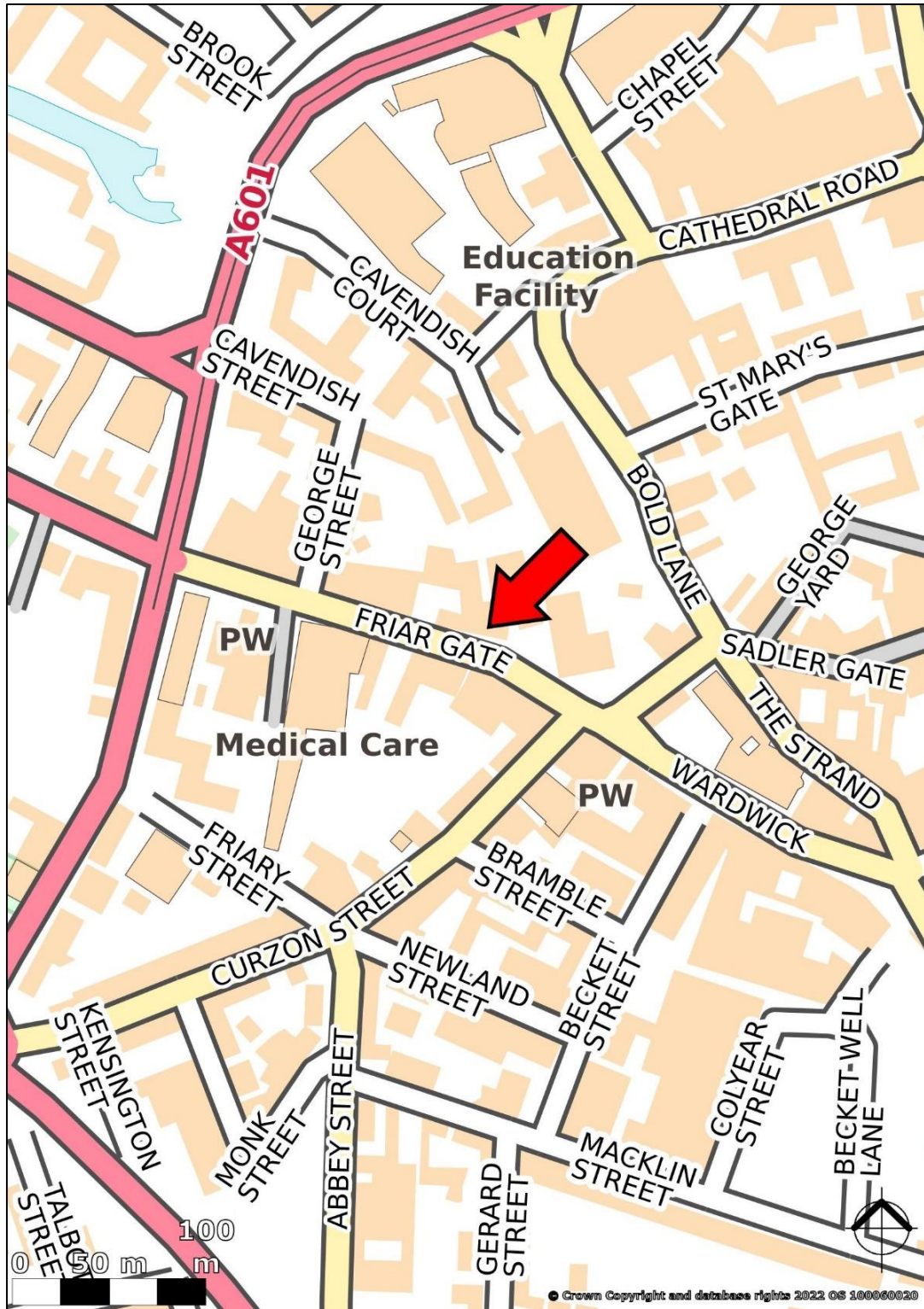
Viewing

Viewing is strictly via appointment with sole agent:

David Brown Commercial

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E: info@davidbrownproperty.com



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