

TO LET

High Quality Use Class E Unit

5 Iron Gate, Derby, DE1 3FJ



- Ground floor unit in exceptional position on Iron Gate.
- Total Net Internal Area: **193.3 sq.m./ 2,079 sq.ft.** plus basement of 133.8 sq.m. / 1,440 sq.ft.
- Open plan ground floor retail sales with first floor and basement stores.
- Situated in the heart of the Cathedral Quarter, a boutique retail and professional location.
- Available immediately on new lease terms.

RENT: £36,000 P.A.X.

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Location

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

The street provides a number of high-quality niche retail occupiers, professional service 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 east side of Iron Gate. Nearby occupiers include Nando's and BEAR.

Description

The unit comprises a substantial use class E unit with large retail frontage to Iron Gate forming part of a larger three-storey attractive period property of brick elevations beneath a pitched tiled roof.

Internally the unit provides open plan retail sales to the ground floor with a first-floor staff room, WCs and basement stores. The specification includes laminate floors, painted plaster walls, suspended ceilings, artificial lighting and air conditioning. The glazed retail frontage has the benefit of a roller shutter.

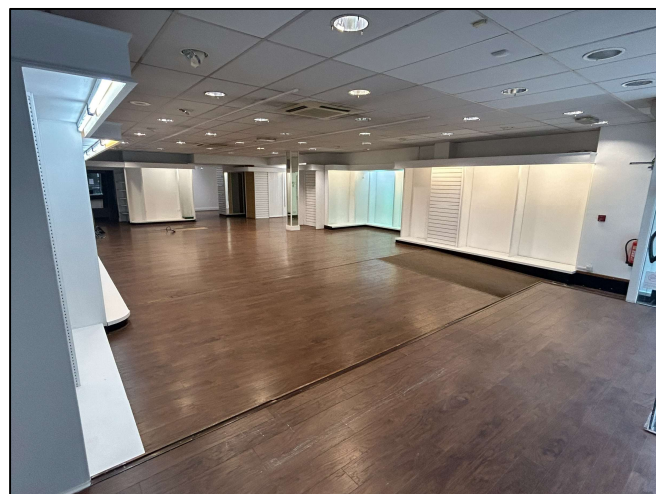


Retail Sales

Externally the property has pedestrian access from Friar Gate. There is a service yard to the rear for loading.

Services

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



Retail Sales

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 floor areas:

Description	sq mtrs	sq ft
Retail Sales	175.2	1,885
First Floor	18.1	194
Total NIA:	193.3	2,079
<i>Plus basement stores:</i>	<i>133.8</i>	<i>1,440</i>

Rates

The Valuation Office Agency website indicates the property has a ratable value of £30,250 and is described as "shop and premises".

Planning

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

planning). The property is situated within the Derby City Centre Conservation Area.

Lease Terms

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

Rental

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

Deposit

A rent deposit may be required.

Legal Costs

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

EPC

An EPC is in preparation.

VAT

VAT is applicable to the rental at the prevailing rate.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID will be required from the successful lessee.

Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

Email: enquiries@davidbrownproperty.com



First Floor



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

