

# 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: £325 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
<b>Total Net Internal Area:</b>	<b>154.2</b>	<b>1,659</b>

## Rentals

Description	£ p.a.	£ pcm
Suite 1	£5,100	£360
<b>Suite 2</b>	<b>£5,100</b>	<b>LET</b>
Suite 3	£5,100	£360
Suite 4	£5,100	£360
Suite 5	£4,800	£325
Suite 6	£4,800	£325
Suite 7	£4,800	£325
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).

**David Brown Commercial**

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### **Tenure**

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

### **VAT**

Not applicable.

### **Legal Costs**

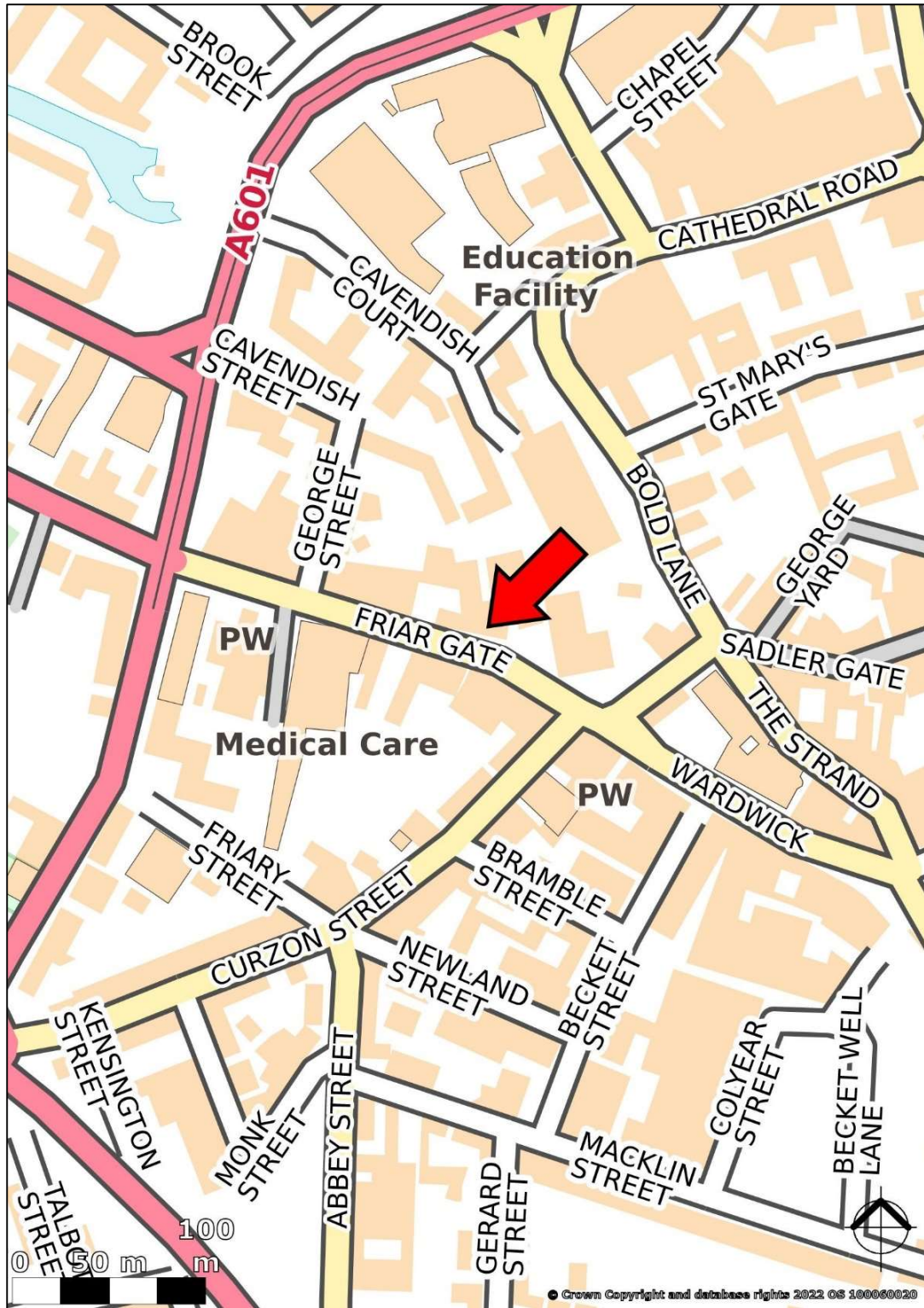
The ingoing licensee is to pay an admin fee of £295+VAT for the preparation of the license agreement.

### **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:



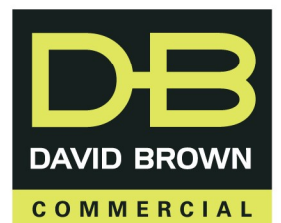
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