

# TO LET

## City Centre Bar and Premises

8 Market Place, Derby, DE1 3QE



- City Centre bar premises of **101 sq. mtrs. / 1,087 sq. ft.**
- Highly prominent position in pedestrianised Market Place.
- Internal layout provides an open plan bar plus WCs and useful basement.
- Situated in an established part of Derby's night time circuit.
- Available immediately on new lease terms.

**RENTAL: £27,500 P.A.X.**

**01332  
200232**

## Location

Market Place is a busy pedestrianised square within the 'Cathedral Quarter' of Derby City Centre, a business improvement district situated to the north of the city characterised by premium retailers, bars, restaurants, professional service firms and historic buildings. Further information is available at <http://www.derbycathedralquarter.co.uk/>

The property is situated on the west side of the market square, adjacent to Hideout bar. The location benefits from high levels of footfall being situated on the main thoroughfare from the Cathedral Quarter to the Derbion shopping centre to the south.

## Description

The property comprises a self-contained ground floor bar premises within a larger building of stone elevations, with a traditional glazed retail frontage to Market Place.

The ground floor provides an open plan bar with bar servery, spot lighting, suspended ceilings and air conditioning. There are WCs to the rear and a basement suitable for storage.

Externally there is an enclosed yard to the rear appropriate for refuse storage.

## Services

It is understood that water, electric and gas are connected to the property.

## Rates

The premises have a Rateable Value of £10,250.

## Schedule of Accommodation

Description	sq mtrs	sq ft
Bar and premises	101.0	1,087
<b>Total Net Internal Area</b>	<b>101.0</b>	<b>1,087</b>
Plus basement	-	-

## Tenure

The premises are available to let by way of a new, effective full repairing and insuring lease, for a negotiable period of years, subject upward only rent reviews.

## Rental

£27,500 P.A.X.

## Deposit

A deposit may be required.

## Legal Costs

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

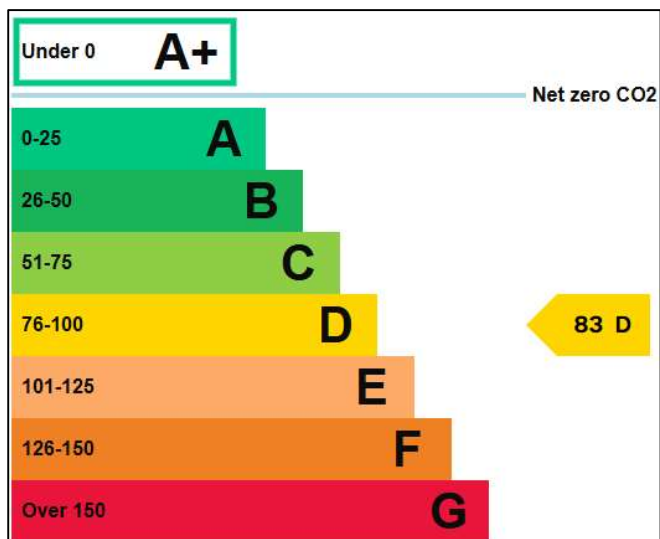
## VAT

VAT is applicable at the prevailing rate.

## ID Checks

Successful parties will be required to provide two forms of photographic ID and a recent utility bill.

## EPC



## Viewing

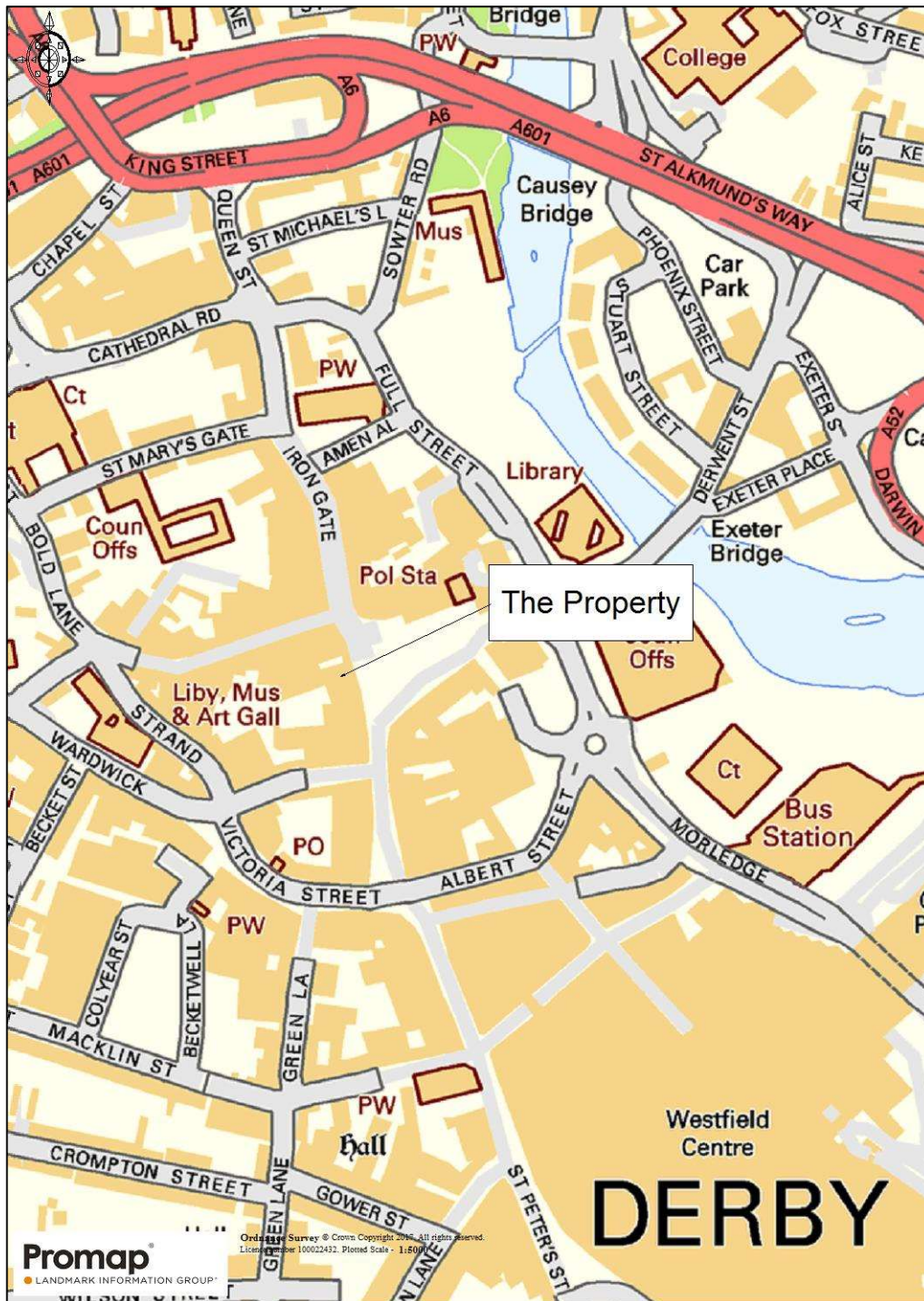
Viewing is strictly via appointment with sole agents;

**David Brown Commercial**

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#### IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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