

To Let

Retail / Professional Premises

Net Internal Area 585 sq ft (54.39 sq m)

10b Irongate, Cathedral Quarter, Derby, DE1 3FJ



- Situated in Derby's award winning Cathedral Quarter
- Ground floor retail unit with ancillary to the rear
- Popular pedestrian thoroughfare connecting with Derby Cathedral
- Mixed retail, professional and leisure location

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CATHEDRAL QUARTER DERBY

Location

Irongate is sited in the Cathedral Quarter of Derby. The property is on Irongate, the road from the Market Place leading up to the Cathedral.

Apart from the Cathedral, nearby is the Museum of Making, also the £35 million refurbished Market Hall, in Sadlergate The Old Bell Hotel and many car parks off Queen Street, Cathedral Row, Chapel Street and Bold Lane.

The Property

Irongate House is a three storey building of brick construction with two self-contained shops at ground level and office suites above.

No. 10B will be vacant from October 2025. (No.10A is occupied by "Dandy Gent" Barbers).

The extent of the accommodation is as shown coloured red on the indicative layout plan and includes the additional display cabinet to the right of the shop premises.

Accommodation

The ground floor shop premises have a Net Internal Area of some 54.39 sq m (585 sq ft) and comprise an open plan sales/office, a staff/storeroom plus a lobby and WC.

The standalone display cabinet to the right hand side of the unit provides an additional 4.0 sq m of display space.

Services

The Landlord provides gas fired heating, the cost of which is apportioned and recharged to the various occupiers of Iron Gate House, all off a new boiler in the basement.

Non Domestic Rates

Utilising the Valuation Office online Rating List we understand that the premises have been assessed as follows:

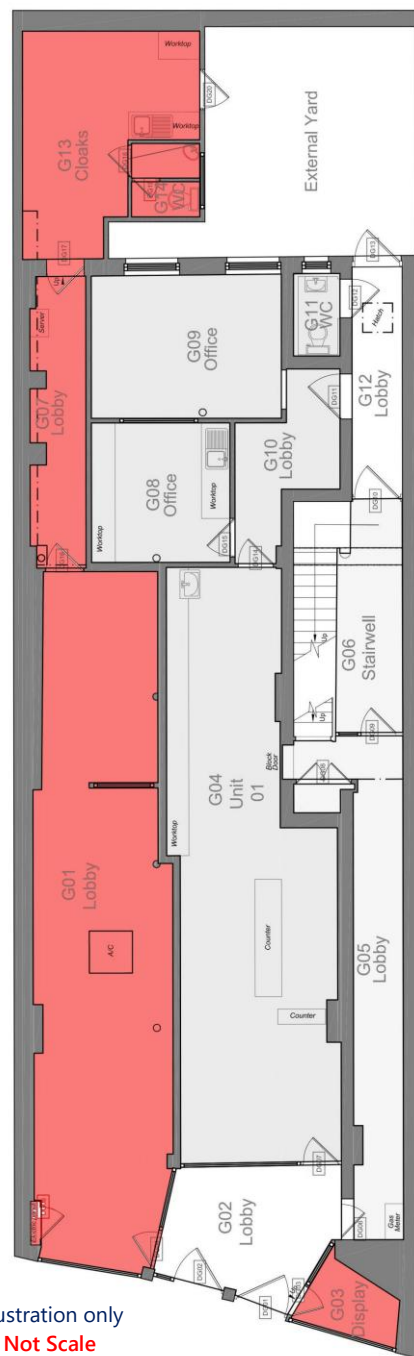
Shop and Premises Rateable Value: £8,500

Secondary Display Rateable Value: £1,000

This not what you will pay

Small Business Rates Relief (SBRR) of up to 100% may be available

Interested parties are advised to contact Derby City Council Non Domestic Rates Dept. directly in order to confirm the actual rates liability and determine whether they are eligible to claim SBRR.



Planning and Use

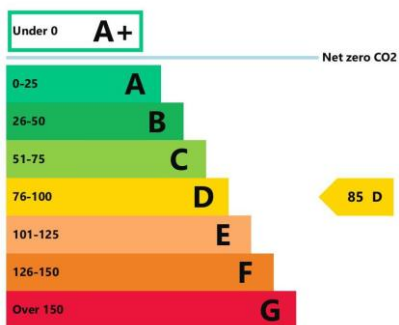
Iron Gate House is a Grade II Listed Building and is located within a Conservation Area.

Planning Consent was granted for a change of use from offices (Class) to a school (Class)

Interested parties must make their own enquiries of Derby City Council Planning Department in order to ensure that their proposed use complies with any existing planning consent regulation or may otherwise require consent for change of use.

Energy Performance Certificate

The premises have been assessed as follow:



A copy of the Energy Performance Certificate is available on application.

Terms

The premises are available to let by way of a new lease for a specific number of years to be agreed.

The tenant will be responsible for maintaining and decorating the interior of the property, the shop frontage, the display cabinet, the plate glass, and will also pay a contribution towards maintaining the common entrance area, the exterior of Irongate House, albeit a new roof to Irongate House has recently been installed.

Rent

£14,000 per annum exclusive to include the shop/professional services unit and the additional display cabinet.

Value Added Tax (VAT)

Information pending

Legal Costs

Each party to the transaction will bear their own legal costs.

Viewing:

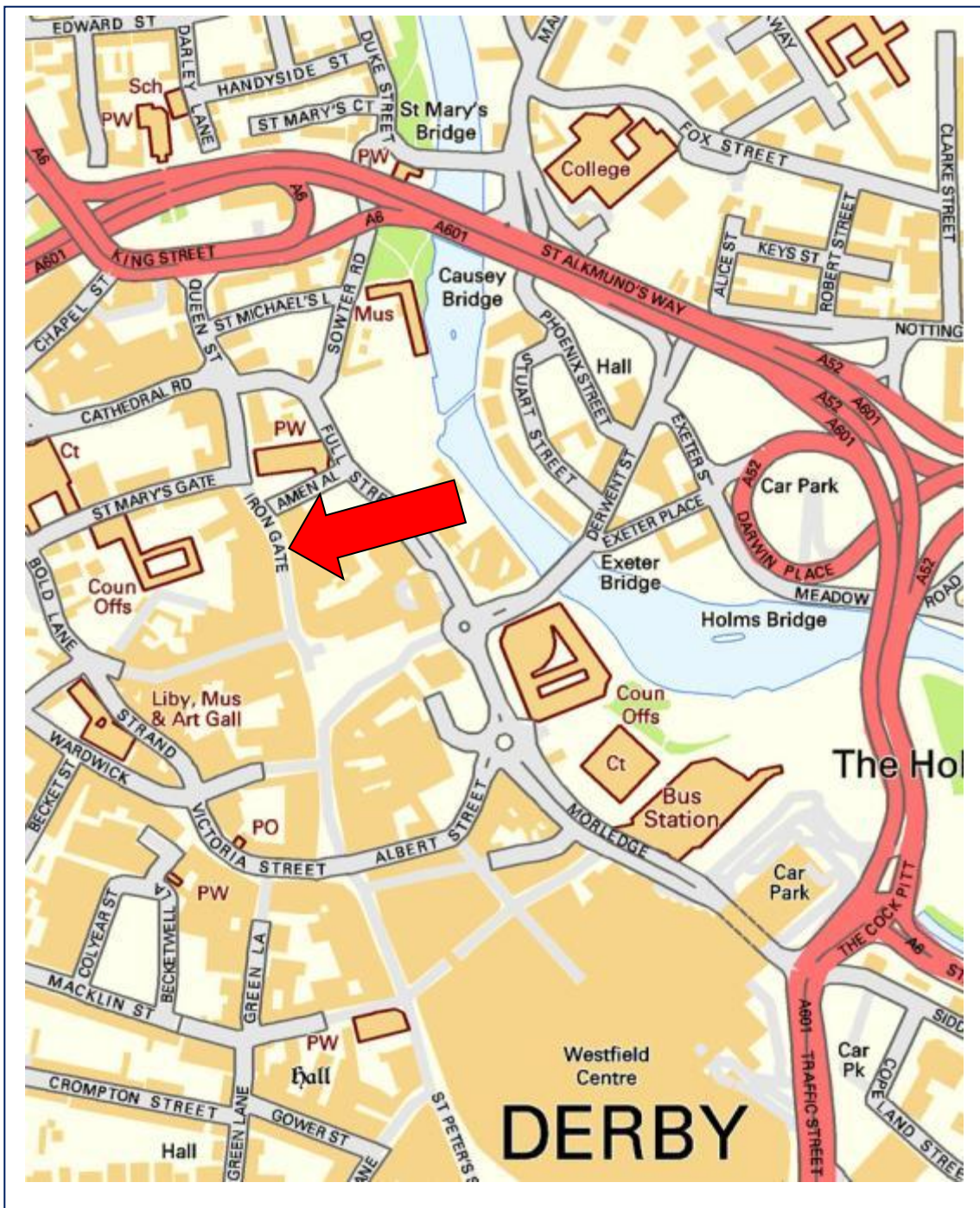
All viewings to be strictly by prior appointment through the selling agents, Raybould & Sons

Contact: Trevor Raybould

Tel: 01332 295555

Email: martin@raybouldandsons.co.uk

Subject to Contract and Availability



Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property who's Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.

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