

To Let

Class E Premises

1,466 sq ft (136 sq m)

36 Cornmarket, Derby, DE1 2DG



- Located on key pedestrianised pitch in Derby's award-winning Cathedral Quarter
- Nearby occupiers include Primark, Caffe Nero, Superdrug, Greggs, Subway and Cosy Club

# CATHEDRAL QUARTER DERBY

## Location

The premises are located in Cornmarket, a key pedestrianised pitch in the award winning Cathedral Quarter.

The Cathedral Quarter and immediate surroundings have been the subject of significant, recent, investment with a number of completed and ongoing development and redevelopment schemes.

The recently completed Condor building on nearby Victoria Street comprises 259 flats and a new public square, together with Derby's newly constructed 3,500 capacity performance venue.

## Description

The premises comprise a ground floor lock up Class E premises with a display window either side of the central recessed entrance door.

Internally, the accommodation provides an open plan sales / office area with disabled access WC to the rear and staff/storage facilities beyond.

## Accommodation

Measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

Net Frontage	21'1"	( 6.42 m)
Max Internal Width	20'2"	( 6.15 m)
Shop Depth	52'2"	(15.90 m)
Ground Floor	1,466 sq ft	(136 sq m)

## Non - Domestic Rates

The online Rating List records that the premises have been assessed for rates as follows:

The current Rateable Value is £29,000.

(The multiplier for the current year 2025/26 is 0.499)

Interested parties should make their own enquiries of derby City Council Rates Dept to verify that this is the current position.

## Town Planning

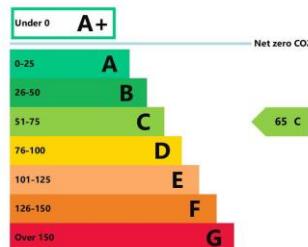
The property is Grade II Listed and is situated in the City Centre Conservation area.

## Energy Performance Certificate

The premises have the following Energy performance Assessment:

### Energy rating and score

This property's energy rating is C.



## Terms

A new lease is offered drawn on full repairing and insuring terms and for a term to be agreed.

## Rent

£30,000 per annum exclusive – WITHOUT PREMIUM

## Value Added Tax (VAT)

All sums are quoted exclusive of VAT.

## Legal costs

Each party will bear their own legal costs incurred in this transaction.

## More Information and Viewing

For further information or to arrange an inspection please contact:

**Martin Langsdale**  
Raybould & Sons  
01332 295 555 / 07855 550 538  
martin@raybouldandsons.co.uk

**Nicholas Menzies**  
DMA  
07793 979 817  
nmenzies@dmaphotography.com

**Nearby occupiers include:**



**Misrepresentation Act 1991**

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