



6 Sadler Gate, Derby, DE1 3NF **DUE TO RELOCATION**

Ground floor, air-conditioned, Retail unit

Located within the Cathedral Quarter

Retail area of 670 sq. ft. / 62.2 sqm.

Incentives available, and flexible terms

TO LET - £14,000 pax

6 Sadler Gate, Derby, DE1 3NF

LOCATION

The premises are situated on Sadler Gate, within the Cathedral Quarter of Derby City Centre. The Cathedral Quarter is home to Derby's niche retailers and the main food and drink circuit, of which Sadler Gate forms part. Nearby occupiers include; designer clothing outlets, home and giftware shops, hair and beauty salons, cafés, bars, and restaurants.

DESCRIPTION

The premises comprise a ground floor retail unit, changing rooms and kitchen/store, with timber-framed double shop frontage to Sadler Gate. The premises benefit from an air-conditioning/heating system, and quality shop fit.

ACCOMMODATION

The specific accommodation arrangements are calculated on a net internal area (NIA) basis, as follows: -

Retail Area	670 sq. ft.	62.2 sqm.
Changing Area	138 sq. ft.	12.8 sqm.
Stores	64 sq. ft.	5.9 sqm.
NIA	872 sq. ft.	80.9 sqm.

SERVICES

We understand that mains electricity, water and drainage are connected. No tests have been undertaken, and no warranties are given or implied.

BUSINESS RATES

Description	Rateable Value
Shop and Premises	£14,000

Subject to satisfying certain criteria, the incoming tenant may have the benefit of Small Business Rate Relief.

PLANNING

We understand the premises have E/A1 Retail consent, as defined by the Town and Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

TENURE

The premises are available by way of a new, effectively fully repairing and insuring (FR&I) lease, incorporating a three-yearly rent review pattern to RPI, for a term to be negotiated.

RENT

Rental offers are invited in the region of £14,000 (fourteen thousand pounds) per annum exclusive (pax).



VALUE ADDED TAX

All prices quoted and negotiated are exclusive of VAT.

LEGAL COSTS

The landlord will be responsible for all reasonable legal costs in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

D80. A copy of the certificate is available on request.

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

VIEWING

Strictly by prior arrangement with the Sole Agents: - Gadsby Nichols

Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

SUBJECT TO CONTRACT



G317 Printed by Ravensworth 0870 112 5306

Property Misdescriptions Act 1991 and Misrepresentation Clause: Gadsby Nichols give notice to anyone who may read these particulars as follows:- 1. These particulars are prepared for the guidance only of prospective purchasers/lessees. 2. The information contained or referred to herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement, representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. 4. Photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed when the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumption should be made in respect of parts of the property that are not shown in the photographs. 5. In the areas, measurements or distances referred to herein are approximate and given for guidance purposes only. 6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement of any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or lessee. 7. Plans are based upon the Ordnance Survey map with the sanction of the Control of Stationary Office Crown Copyright. 8. Any information provided on tenure, vacancies or tenancies is provided in good faith and any prospective purchaser/lessee should have this information verified by their professional advisors prior to purchase. 9. The property is offered subject to contract, and subject to it still being available at the time of enquiry. 10. All prices and rents quoted and negotiated are exclusive of Value Added Tax which may be applicable in any particular transaction. Gadsby Nichols cannot take responsibility for any loss or expenses incurred during the viewing process and would recommend that any party considering entering into a property transaction should seek professional advice from a suitably qualified professional at the earliest opportunity.