

GADSBY NICHOLS



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.

TO LET - £12,000 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	£14,750

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 £12,000 (twelve thousand pounds) per annum exclusive (pax).

VALUE ADDED TAX

All prices quoted and negotiated are exclusive of VAT.

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



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