

TO LET

‘Landmark’ Retail Unit

3-4 Iron Gate, Derby, DE1 3FJ



- Ground floor retail unit in exceptional position on Iron Gate.
- Net Internal Area: **145.5 sq.m./ 1,566 sq.ft.**
- Large glazed retail frontage, open plan sales, kitchen and ancillary accommodation.
- Situated in the heart of the Cathedral Quarter, a boutique retail and professional location.

RENT: £39,500 P.A.X.

Location

David Brown Commercial, Third Floor, 35/36 Iron Gate, Derby DE1 3GA
Tel: **01332 200232** Fax: **01332 200231** Web: davidbrownproperty.com

**01332
200232**



Iron Gate forms part of the Cathedral Quarter Business Improvement District being one of the main pedestrianised retail pitches in this area of the city centre.

The street provides a number of high quality niche retail occupiers, professional services firms, bars, coffee shops, restaurants and public houses within a characterful and historic setting close to Derby Cathedral.

The property is prominently located on the east side of Iron Gate. Nearby occupiers include Nandos, BEAR coffee and Brigdens Menswear.

Description

The unit comprises a substantial ground floor retail shop having a large glazed retail frontage to Iron Gate. Internally the unit provides open plan retail sales with kitchen and ancillary accommodation to the rear.



Services

We understand that all mains services are connected to the property.

Accommodation

The property has a Net Internal Area of **145.5 sq.m./ 1,566 sq.ft.**



Rates

The VOA website indicates the property has a ratable value of £39,750 and is described as “shop and premises”.

Planning

The premises have planning consent for A1 use. Other uses may be permitted (subject to planning).

Lease Terms

The premises are offered to let by way of new effectively full repairing and insuring lease terms for a negotiable term of years, subject to rent reviews were appropriate.

Rental

£39,500 per annum exclusive of all other outgoings.

Legal Costs

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

EPC

An EPC is in preparation.

VAT

VAT is applicable to the rental at the prevailing rate.

Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

Email: enquiries@davidbrownproperty.com

IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

