

TO LET

City Centre Retail Unit

35 Iron Gate, Derby, DE1 3GA



- Ground floor retail unit with basement and first floor stores.
- Total Net Internal Area: 308.6 sq.m. / 3,321 sq.ft.
- Centrally located in the historic 'Cathedral Quarter'
- Large glazed retail frontage to Iron Gate.
- Suitable for a variety of uses subject to planning consent.

RENTAL: £36,000 per annum exclusive

Location

Iron Gate forms part of the Cathedral Quarter area of Derby and is a fashionable, partially pedestrianised street, providing high quality niche retail, professional services and leisure facilities within an historic setting close to Derby Cathedral.

The property is close to many City Centre public car parks including the Assembly Rooms, Babington Lane and Bold Lane.

The premises are located within the Cathedral Quarter Business Improvement District (BID). Further information on this area is available at www.derbycathedralquarter.co.uk

Description

The property comprises a ground floor retail unit with a basement and first floors stores within a larger four storey building.

The unit provides a main retail sales area to the ground floor with storage space and WC facilities to the rear. There is a useful basement with further storage space and a staff room. The first-floor benefits from further storage and a WC.

The property benefits from a traditional retail specification having vinyl flooring, painted plaster walls, suspended ceilings and category 2 lighting.

Floor Areas

We have measured the property according to the RICS basis of Net Internal Area:

Description	sq mtrs	sq ft
Ground Floor		
Retail Zone A	38.2	411
Retail Zone B	27.6	297
Retail Zone C	41.8	450
Retail Zone D	61.0	656
Stores	15.2	164
Stores	24.1	260
Basement		
Stores	34.8	374
Staff Room	23.6	254
Stores	31.6	340
First Floor		
Stores	10.7	115
Total Net Internal Area:	308.6	3,321

Services

It is understood that mains electricity, water and drainage services are connected to the property.

Rateable Value

The property has a Rateable Value of £28,250 according to the VOA website.

Service Charge

A service charge is payable towards maintenance and repair of all communal areas as well as buildings insurance. Further details are available on request.

Lease Terms

The property is available by way of a new effectively full repairing and insuring lease, subject to three yearly rent reviews where appropriate.

Rent

£36,000 per annum exclusive of rates and all other outgoings.

Legal Costs

Each party is responsible for their own incurred legal costs in connection with the transaction.

VAT

VAT is applicable at the prevailing rate.

EPC

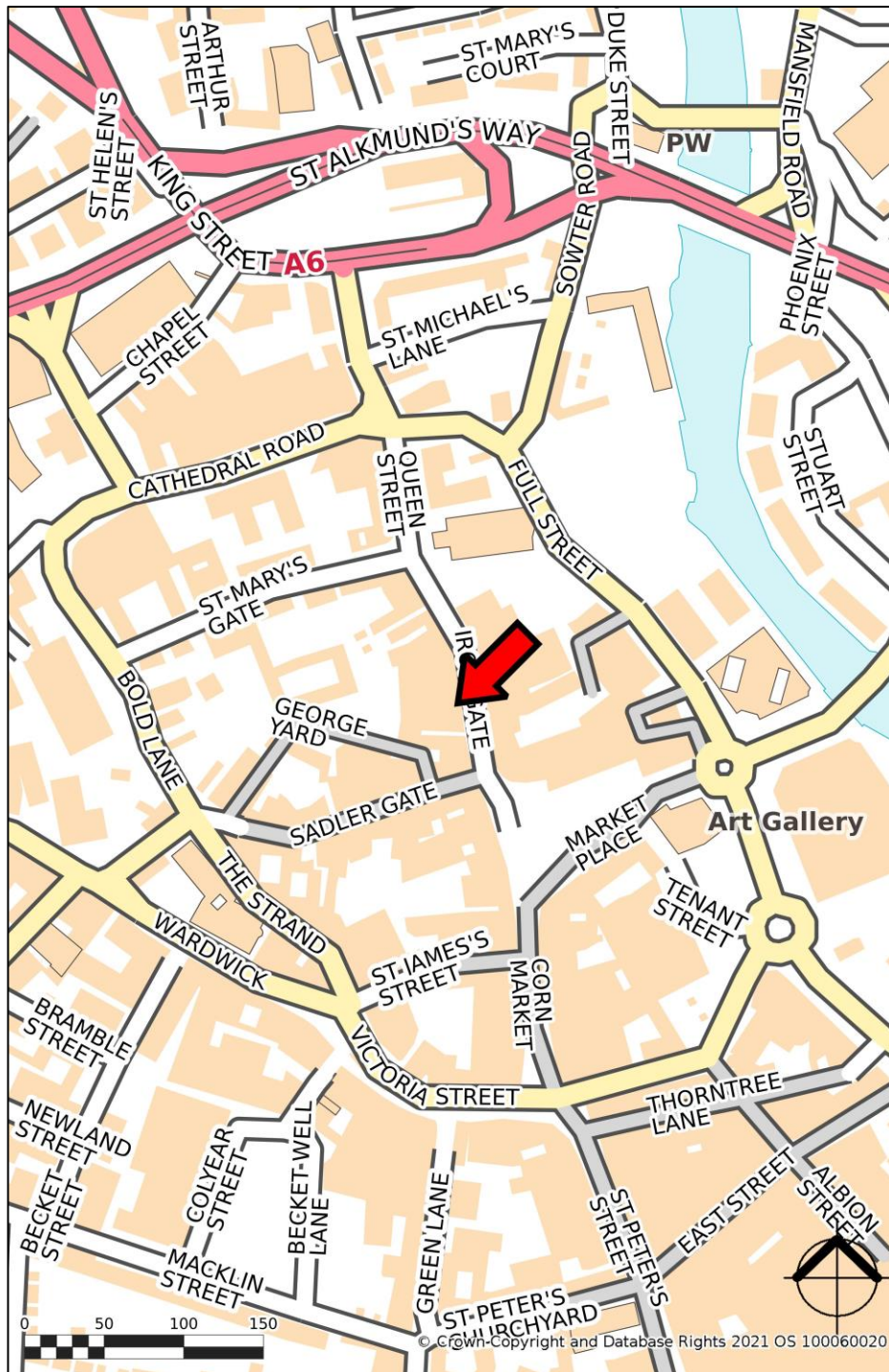
An Energy Performance Certificate is in preparation.

Viewing

Viewing is strictly via appointment with sole agents: **David Brown Commercial**.

Tel: 01332 200232

E-mail: info@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.