

OFFICE SUITE, TO LET

1ST 2ND & 3RD FLOORS, 41 CORNMARKE

Derby, DE1 2DG



KEY FEATURES

- Rent: £40,000 per annum
- 5,737 Sq Ft (532.97 Sq M)
- Split over 3 floors
- Will split
- Fronting Cornmarket and Market Place
- Prime position within Derby's leisure circuit
- Nearby occupiers include The Cosy Club, Café Nero, Nandoes, Greggs, Subway
- Within Derby Cathedral Quarter

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TO LET - OFFICE SUITE

LOCATION

Former bank to let in Derby City Centre's Cathedral Quarter, with frontages onto the pedestrianised Cornmarket and Market Place. This is generally regarded as Derby's prime retail and leisure destination. Nearby occupiers include Cubo Serviced offices, Primark, Superdrug, Nando's, Greggs, Subway, Revolution de Cuba, Turtle Bay and The Cosy Club.

The property is located 0.1 miles North of the Becketwell Regeneration Area which proposes 342 apartments in two main residential buildings, up to 25,000 square metres of business space, a new public square for the city centre with a hotel, restaurants, and cafes around the square, plus a 500-space pay and display car park.

The property has good links to public transport and parking. Derby bus station is 0.3 miles to the east and ParkSafe Car Park is 0.2 miles to the north.

What 3 Word Location: influencing.advice.order

DESCRIPTION

Former RBS Bank. Prime Derby city centre office location fronting the Market Place and Cornmarket.

Office suite split over 3 floors with separate access and potentially could be split.

Lift & stair access to floors from ground floor lobby.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice. Areas have been taken from the VOA and should be checked.

FLOOR	Sq Ft	Sq M
1st Floor	1,941	180.32
2nd Floor	1,898	176.32
3rd Floor	1,898	176.32
TOTAL	5,737	532.97

PLANNING

We believe the property has been used under Class E - Commercial, Business and Service of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

It is to our understanding that all mains services with the exception of gas are available at the property.

RATING

The property is currently assessed under two separate rating assessments;

The basement, ground floor and first floor offices are listed as bank and premises with an RV of £60,500 and the second and third floor offices with an RV of £20,000.

The 2023/24 Retail, Hospitality and Leisure Business Rates Relief scheme will provide eligible, occupied, retail, hospitality and leisure properties with a 75% relief, up to a cash cap limit of £110,000 per business.

TENURE

High Street offices to let by way of a new lease as a whole or in parts.

RENT

The premises is available to rent for £40,000 per annum.

VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

EPC

D(87)

VIEWING

Please contact us or visit the OMEETO website for full details and a virtual tour. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

26-Apr-2024

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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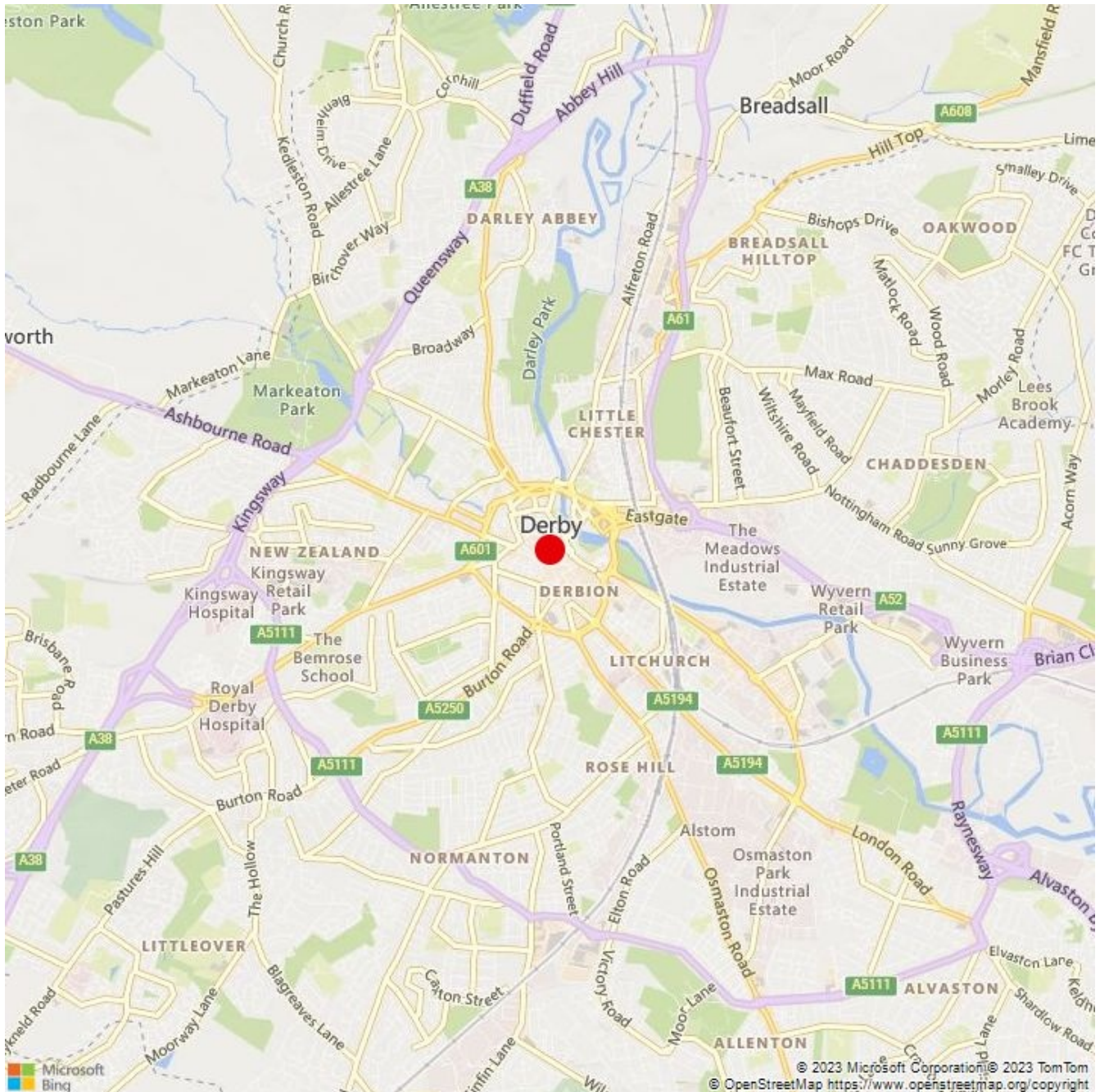
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

The OMEETO logo, consisting of the word "OMEETO" in white capital letters on a dark red background.

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