

GADSBY NICHOLS



26a Victoria Street, Derby, DE1 1ES

Superbly appointed and recently refurbished, first and second floor offices/studio within the St. Peters Quarter district of the City of Derby.

Prominent location fronting Victoria Street, with return-frontage to Green Lane.

Separate front door access from Victoria Street.

1,170 sq. ft. / 108.7 sqm.

TO LET - £8,000 pax

Gadsby Nichols

21 Iron Gate
Derby DE1 3GP

Residential

01332 296 396
enquiries@gadsbvnichols.co.uk

Commercial

01332 290 390
commercial@gadsbvnichols.co.uk



BRITISH
PROPERTY
AWARDS
2023

SOLD WINNER
ESTATE AGENT
IN DERBY
(CITY CENTRE)

WE
WON!

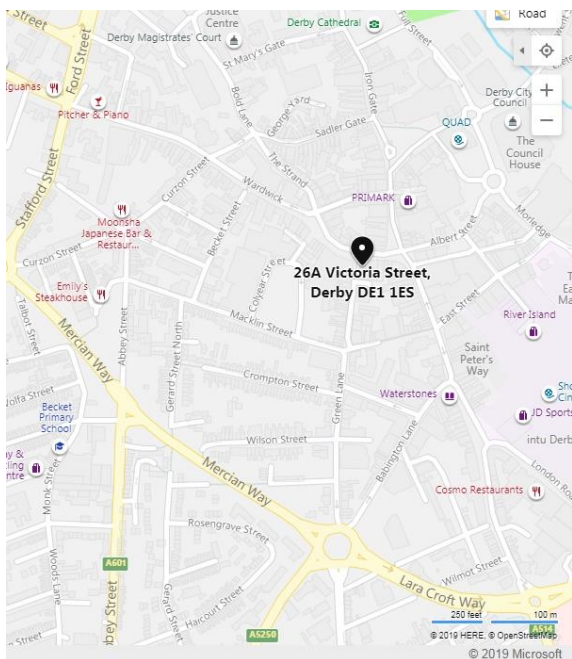


www.gadsbynichols.co.uk

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LOCATION

The property is situated in a prominent position on Victoria Street with a return-frontage to Green Lane, within the St. Peters Quarter district of Derby city centre. The property is in a central location, close to The Strand and The Wardwick, together with the pedestrianised retail areas of Cornmarket and St. Peters Street. The Derbion shopping centre is within a five-minute walk.



DESCRIPTION

The premises are located to the first and second floors of 26a Victoria Street, an attractive building of traditional brick construction. The offices benefit from their own separate access from Victoria Street, and are predominantly open-plan with WC facilities on each floor. The offices have been refurbished to a particularly high standard with new WC's, kitchen facilities, and LED ceiling lighting.

ACCOMMODATION/FLOOR AREAS

The specific accommodation arrangements are as follows:

First Floor	475 sq. ft.	44.1 sqm.
Second Floor	695 sq. ft.	64.5 sqm.

SERVICES

We understand that mains electricity, water and drainage are connected to the property.

BUSINESS RATES

We understand from our enquiries of the VOA website, that the property is assessed, for non-domestic rating purposes as follows:-

Description	Rateable Value
Shop and Premises	£5,900

Please note, the rateable value will be £4,300 from 1st April 2023. Subject to satisfying certain criteria, the premises may benefit from Small Business Rates Relief.

TERMS

The premises are available by way of a new fully repairing and insuring (FR&I) lease, for a term to be negotiated, at an initial rent of £8,000 (eight thousand pounds) per annum exclusive (pax).

VALUE ADDED TAX (VAT)

VAT is not currently payable on the rent.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating – D100. A copy of the EPC is available on request. Please note, this EPC relates to the building as a whole.

LEGAL COSTS

The ingoing tenant's will be responsible for the landlord's fair and reasonable legal costs, in connection with this transaction.

VIEWINGS

Strictly by prior appointment through the Sole Agents:-
Gadsby Nichols,

Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

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

SUBJECT TO CONTRACT