

Prominent retail/leisure premises in the heart of the Cathedral Quarter

GF Sales: 44m² - 90m²
(477ft² - 963ft²)

- Prominent position on the pedestrianised Market Place in Derby City Centre
- Situated within the Cathedral Quarter BID
- Suitable for a variety of uses under Use Class E
- Rent £12,500 - £22,000 per annum
- Currently configured as one unit laid out over ground, first and basement. The landlord may consider splitting into smaller units
- Fitted kitchen
- Total area is (134m²) 1,439ft²



TO LET



Location



Gallery



Contact

Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time.

The building is situated within the Cathedral Quarter Business Improvement District and occupies a busy location within the pedestrianised Market Place. Nearby occupiers include Nandos, Primark, Santander and Greggs.

The Property

The premises are arranged over ground, first floor and basement. The ground floor offers customer seating and kitchen area configured in a U shape, which basement and first floor offer ancillary.

Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

EPC

The Energy Performance Certificate Rating is available upon request.

Service Charge

Service charge information is available upon request.





Accommodation

The property comprises the following net internal areas:

| 35 Market Place | m ² | ft ² |
|------------------------------------|----------------|-----------------|
| 35 Market Place ground floor sales | 89 | 963 |
| 37 Market Place ground floor sales | 44 | 477 |
| First Floor Ancillary | 10 | 111 |
| Basement | 32 | 347 |
| Total | 134 | 1,439 |

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Cafe & Premises

Rateable Value (2023): £17,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves.



Lease Terms

The property is available by way of new lease for a term to be agreed at rental of:

£12,500 - £22,000 per annum

VAT

We understand the property is not elected for VAT and therefore it is not payable on the rent.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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04/08/2023