

44 Sadler Gate | Derby | DE1 3NQ

Prominent ground floor retail premises in busy City Centre location – available subject to vacant possession

Ground floor sales
192.22m² (2,069ft²)

- Ground floor retail unit in the heart of Derby's popular Cathedral Quarter
- Will suit retail, café, restaurant or other use subject to permission
- Nearby occupiers include Carnivore, Boa, The Forge, Bunk, Milk & Honey, Bear Café, Pizza Express, Iron Ram and more
- Rent on application



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 city is home to Derby University, where approximately 29,000 students are enrolled.

The premises are ideally located in the heart of Derby's Cathedral Quarter, which is Derby's premier boutique retail and leisure location. Nearby occupiers are a high-quality mix of independent regional and national operators, making it a unique and exciting destination.

The Property

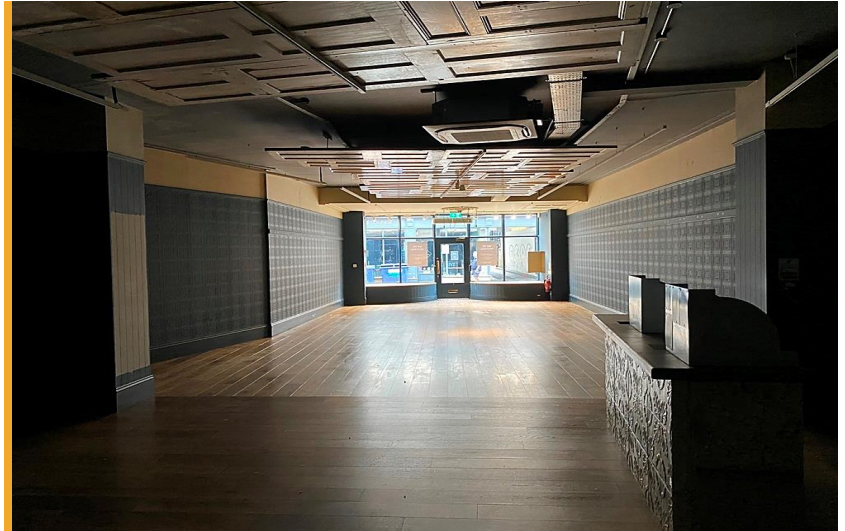
The premises comprise a ground floor mid-terraced retail unit with a glazed frontage. Internally, the premises benefits from open plan sales area with ancillary accommodation to the rear. The first and second floor ancillary accommodation is not accessible and has been voided off, so has been disregarded.

Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor Sales	192.22	2,069
Ground Floor Ancillary	77.48	834
First Floor Ancillary	N/A	N/A
Second Floor Ancillary	N/A	N/A
Total	269.70	2,903

(This information is given for guidance purposes only.)





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Lease Terms

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:

Rent on application

EPC

A copy of the EPC is available upon request. Please contact the marketing agent for further details.

Business Rates

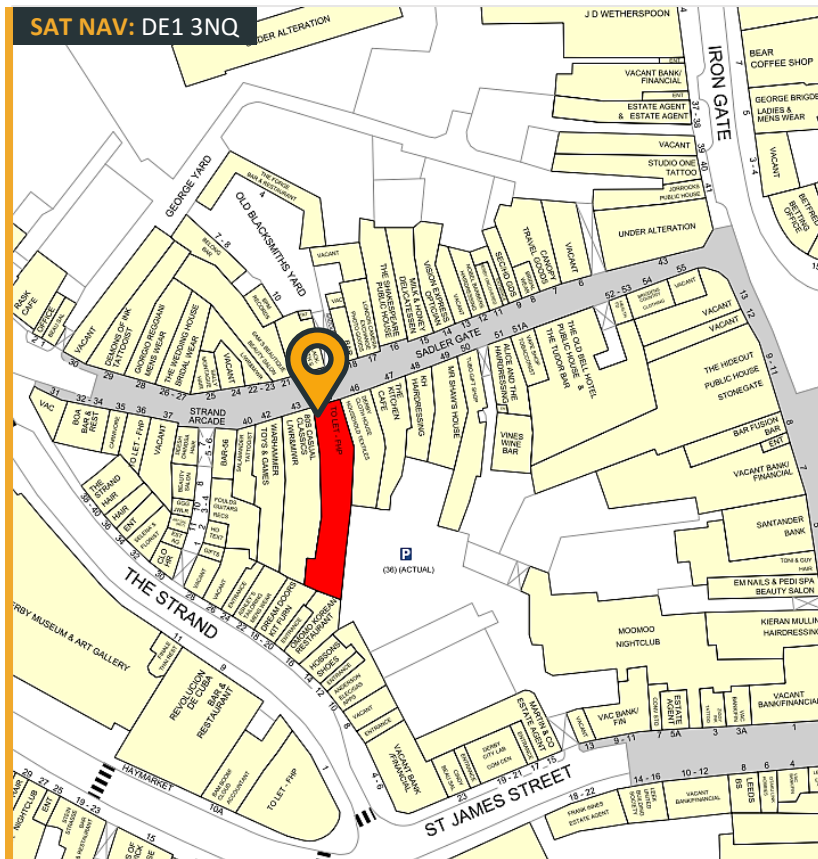
We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023): £22,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2024 to 31/03/2025 (up to a total saving of £110,000 per business).

This information is for guidance only and all parties should check themselves with the local billing authority.



VAT

The property is elected for VAT.

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, mixed use café/restaurant and bar, financial & professional services, office use, clinic, health centre, creche and gym.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

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

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