



28/28a Sadler Gate, Derby, Derbyshire DE1 3NL

CITY CENTRE FREEHOLD

- ▶ **1,198 sq ft (111.3 sq m)**
- ▶ **Located in the heart of the historic Cathedral Quarter**
- ▶ **Freehold subject to the existing tenancies**
- ▶ **Income producing at £18,300 per annum**

For enquiries and viewings please contact:



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Location

The property is situated on Sadler Gate, an attractive pedestrianised shopping thoroughfare in the heart of the historic Cathedral Quarter to the north of the city centre. Sadler Gate has long been established as the boutique and niche retailing sector of the city centre offering a mix of national, regional and independent retailers. It also forms part of the main food and drink circuit for the city centre and alongside the adjacent Friar Gate and Iron Gate, offers a range of cafes, bars and restaurants.

Description

An attractive period building, although not Listed, of traditional brick construction under a pitched tiled roof.

No 28 - comprises a ground floor retail unit fitted to a good standard and has been occupied for a number of years as Georgio Reggiani, gentleman's clothing retailer. There is a sales area to the front and rear of the unit, with fitting room in the mid section. To the rear there is a kitchen and staircase to a small ancillary area on the first floor for storage.

No 28a - comprises the first and second floors that is occupied as a beauty and aesthetics consultants and has treatment rooms on the first floor and storage in the rooms on the second floor. The upper floors have a separate access off Sadler Gate via a passageway, leading into a small courtyard and stair approach to the first floor

Accommodation

	Sq M	Sq Ft
No 28	103.8	1,117
No 28a	80	861
Total	111.3	1,198

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Planning

The premises fall within Class E (Business, Commerce and Services) of the Use Classes Order 1987 (as amended)

Tenure

The property is available freehold subject to the existing tenancies.

No 28 is occupied on a lease expiring on 28/09/2026 at a rental of £13,500 per annum on FRI terms and is outside the the Act

No 28a is occupied on a lease expiring on 04/12/2025 at a rental of £4,800 per annum on effective FRI terms and is inside the Act

Price

Freehold £250,000 subject to the existing tenancies.

VAT

We have been advised that VAT is payable.

Legal Costs

Each party is to bear their own legal costs incurred with this transaction.

EPC

No 28 has an EPC rating of B (28) and is valid until 10 January 2033

No 28a has an EPC rating of E (106) and is valid until 16 January 2033

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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