



13a Sadler Gate, Derby, DE1 3NF

Former hairdressing salon, located within the Cathedral Quarter of the city of Derby.

Self-contained accommodation with independent access, off Sadler Gate.

Salon to the first floor with storeroom and kitchenette, with large secondary kitchen and ancillary space to the second floor.

TO LET £675 pcm

Gadsby Nichols

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Residential

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Commercial

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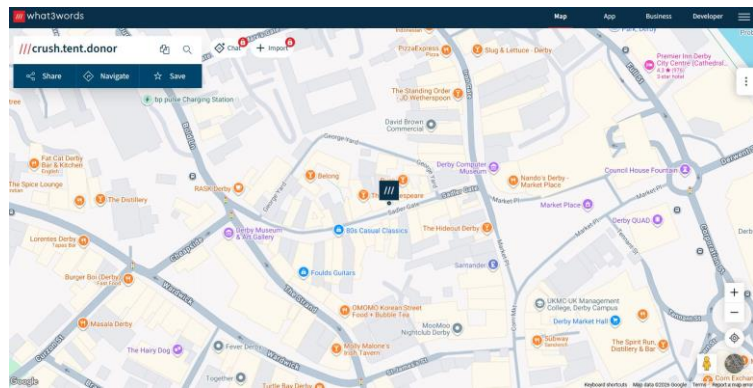


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LOCATION

The property is situated off Sadler Gate, which is a popular and established trading location, within the Cathedral Quarter of the City of Derby. Nearby retailers include; Canopy, Mr Shaws House, The Fig, and 80s Casual Classics, amongst others.



DESCRIPTION

The premises are situated at first and second floor, and was a former hairdressing salon. The salon has independent access off Sadler Gate, and is well-appointed internally with the benefit of LED lighting, laminate flooring to part, part-air-conditioned, sash and window to the front. The salon also provides a kitchenette, storeroom and waiting area. To the second floor is a large secondary kitchen, together with ancillary space, which can be readily converted to provide other treatment areas. The property is ideally suited for a hairdressing salon, wellness centre, or offices.

ACCOMMODATION

The specific accommodation arrangements are as follows: -

First Floor

Salon 360 sq. ft. / 33.43 sqm.

Kitchen 17 sq. ft. / 1.58 sqm.

Second Floor

Kitchen & Ancillary 307 sq. ft. / 28.44 sqm.

SERVICES

We believe that mains electricity, water and drainage are all connected to the property. No tests have been undertaken, and no warranties are given or implied.

BUSINESS RATES

From enquiries of the Valuation Office Agency (VOA) website, we note that the property is assessed as 'Hairdressing Salon & Premises' with a rateable value of £4,000 effective from 1st April 2026. Please note, the property may benefit from 'small business rates relief'. Interested parties should make their own enquiries with Derby City Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

E104, valid until 01.11.2028.

TENURE

The premises are available by way of a brand new full repairing and insuring (FR&I) Lease, for a minimum term to be negotiated, subject to 3-yearly upward only rent reviews.

RENT

£675 pcm/£8,100 per annum, to include reasonable water charges, and buildings insurance.

LEGAL AND TENANCY APPLICATION COSTS

Interested parties would be liable to pay a non-refundable tenant application fee for undertaking references, in the sum of £200 plus VAT, together with the landlords legal costs.

VALUE ADDED TAX (VAT)

All prices quoted and negotiated will be subject to VAT.

VIEWINGS

Strictly by prior appointment with the joint sole agents: -

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 applicant(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

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