



FOR SALE  
IRONGATE HOUSE  
10 IRONGATE  
DERBY  
DE1 3FJ

328 SQM (3,530 SQFT)

- Wonderful views towards the River Derwent to the rear
- Comprising two ground floor shop units with self-contained offices on two floors above
- For sale freehold with part vacant possession – one ground floor shop currently let and income producing
- Many recent improvements including – new roof, new boiler, window repairs and fire compliant compartmentation

## Location

Situated in the shadow of Derby Cathedral in one of Derby's finest streets – Irongate.

## Background

The sale of Irongate House represents an opportunity for a business to acquire offices for owner occupation with a single self-contained shop producing income.

Alternatively, ideal for an investor seeking a well located spacious property which can be let off in parts or whole – either as offices or subject to planning and other approvals as residential apartments .

Irongate House comprises a basement ,a ground floor of two shops and a separate access to existing offices at first and second floor levels set around an inner light well providing good internal natural light .

## The Premises

The internal accommodation comprises

### Basement

Access by staircase – total area of some 100 sq m – but useable say 40 sq m. (formerly a retail shop but now storage and also housing the new boiler )

### Ground Floor

Comprising two separate retail units –

No. 10A - Dandy Gents – Barbers – 60.15 sq m plus lobby and toilet

No. 10B - Vacant – 54.39 sq m plus lobby and toilet

Independent shop display window – 4.0 sq m

### First Floor

Offices to front and rear– 102.25 sq m plus lobbies and three toilets

### Second Floor

Offices to front and rear – 108.19 sq m plus lobbies and two toilets with fine views to rear of Cathedral Green (see final image in these particulars)

External useful rear courtyard

**TOTAL USEABLE FLOOR AREA 328 sq m** (excluding basement, lobbies, staircases and toilets) ,3530 sq ft

## Services

Mains electricity, water, gas and drainage.



## Heating

The whole property is heated by one new gas fired boiler located in the basement.

We have not tested any of the services and interested Tenants must make their own investigations in order to verify the position and to satisfy themselves that the capacity of the mains services is adequate for their specific requirements and use of the premises.

## Non Domestic Rates

Full details are available from Raybould & Sons

## Town & Country Planning

The property is located in the heart of the Cathedral Quarter which is a Conservation Area and No.10 Irongate is a Grade 2 Listed building.

The Heritage entry reads ...*"Late C19. Red brick; 3 storeys; 4 tall sash windows (no glazing bars) with flat brick arches; bold stone bracketed eaves cornice; restored brick parapet. Modern shop front. Included for group value. Nos 9 to 11 (consec) Nos 15 to 17 (consec) and the Cathedral Church of All Saints form a group with No.2 Amen Alley, No. 1 Queen Street together with Nos.1 and 3 College Place and two posts at west end of College Place."*



## Nearby attractions and amenities

These include Derby Cathedral, the popular Museum of Making, the Derby Art Gallery, the new £35 million Vaillant Live (Becketwell) Performance Venue, off Victoria St and the Leonardo Hotel, off Queen St .



Nearby stores include the famous Brigdens recently refurbished Ladies and Gents outfitters, Canopy, London Camera Exchange, Foulds Guitars and the recently opened Market Hall – following a £45 million refurbishment in 2025.

Car parks nearby include – Chapel Street and Bold Lane multistorey car parks and four separate open car parks - Full Street immediately behind Irongate House; Cathedral Road Island, St. Michael's Lane and Sowter Road – all with considerable capacity.

### **Other developments nearby**

The new University Business School on the corner of Agard Street/Ford Street (near to Radio Derby) and the ongoing regeneration of St. James Street – plus the opening of the Tram Shed off St. James Street, as a major office scheme following a multi-million pound rebuilding.

In nearby St. Mary's Gate, Middleton House has been converted into 77 apartments centred around an inner garden courtyard.

Vacant offices in the same street have been converted back to very high quality houses and apartments.

### **Other Information Available**

Floor plans, further details on the lease to Dandy Gents and the specification of all the recent major improvements works to the property in recent years, including specification of NEW ROOF, NEW BOILER with piping and radiators, improved windows and compartmentation are all available from the sole agent.

The floor plans and areas quoted in this brochure are representative and the purchaser should have the building surveyed prior to purchase to establish the exact layout and floor areas.

### **Energy Performance Certificate**

A copy of the EPC can be made available on request.

### **Terms of Lease – No: 10A**

Currently let by way of an existing 10 year lease from 25<sup>th</sup> December 2016.



### **Terms of Sale**

The premises are offered for sale freehold - subject to the existing lease of No: 10A and vacant possession of the remainder.

### **Price**

£395,000

### **VAT**

We are advised that VAT will be payable on the purchase price.

### **Costs**

Each party to be responsible for their own legal and other costs incurred in this transaction.



### **Viewing**

Viewing of any part of the building is to be strictly by prior appointment through the sole selling agents, Raybould & Sons.

Contact: Trevor Raybould

Tel: 01332 295555

Email: [trevor@raybouldandsons.co.uk](mailto:trevor@raybouldandsons.co.uk)

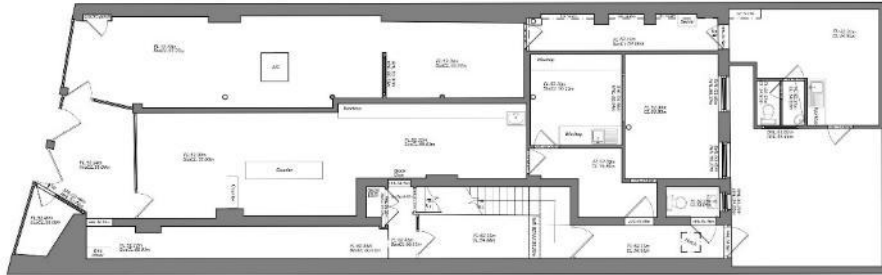


Rear view over Cathedral Green from Second floor

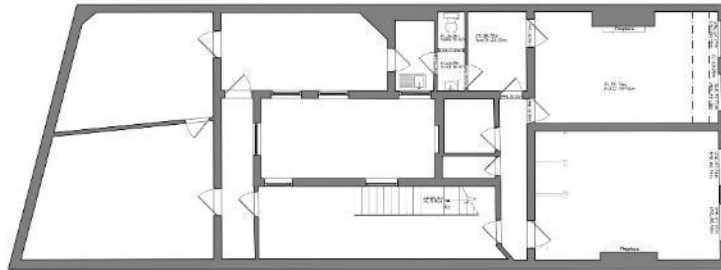




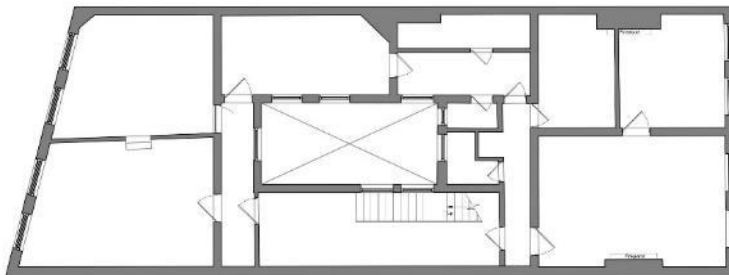
Basement



Ground Floor



First Floor



Second Floor

Misrepresentation Act 1991

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