

## To Let

Extensive Shop with rear store and basement.

1,587 sq ft\* – incl. Sales, Storage, Kitchen & Basement

10 The Strand, Cathedral Quarter, Derby, DE1 1BE



- Prominent shop in Derby landmark classical parade of shops.
- New shop front in "Olde Victorian" style.
- Ground Floor N.I.A. 1037 sq ft.
- Staircase to Basement: 550 sq ft.
- Two toilets.

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## Location

Located in the sought after Cathedral Quarter of Derby City. The parade and many other shops in the Cathedral Quarter have been part of a major restoration of Victorian property in the old City Centre – some 100 properties in total.

Nearby retailers include – Hobsons shoes, Dream Doors, Ashley's the Tailors, Foulds Guitars, Games Workshop, Selena's Florists, Casual Classics, Whitestuff, London Camera Exchange, Vision Express, Canopy Men's & Ladieswear, Everyman Barbers, Brigdens Menswear.

Immediately opposite is Derby's Art Gallery, famous for its collection of Joseph Wright Paintings and currently undergoing major restoration.

Nearby new developments – 259 new flats on Victoria Street opens in September and Middleton House, St. Mary's Gate, 55 luxury apartments – opened this Summer.

Derby Performance Centre – 3,500 capacity venue now under construction, also off Victoria Street and Colyear Street to be run by world famous ASM Global.

Office users nearby include the Connect Offices in Bold Lane, the Cubo offices on the corner of Victoria Street and the Bam Boom Cloud Offices in The Wardwick.

## Car Parking

Street parking is permitted in The Strand by meter and in Bold Lane the multi-storey car park has 315 spaces.

## The Property

### Ground Floor Shop and storage

Beautiful Victorian shop front

Width – average 6m – Depth almost 10m (overall)

Sales Area: 645 sq ft

Storage: 332 sq ft

Kitchen: 60 sq ft

Basement: 550 sq ft

**Total: 1,587 sq ft (\*Net Internal Area)**



## Services

Mains water, electricity and drainage.

## Non-Domestic Rates

The online 2023 Rating List states that the premises have been assess for Non-Domestic Rates as follows:

Rateable Value: £11,000.

## Town & Country Planning

The property has been a retail unit for 30 years, currently A1, now within the Class E (a) in the new Town Planning Use Guide.

The landlord will not permit any form of hot food takeaway.



259 New Flats  
Victoria Street



55 Luxury Apartments  
Middleton House  
St Marys Gate

## Lease Terms

The property is available by way of a new lease. The tenant will be responsible for maintaining the shop interior and quality fittings, the plate glass shop windows and entrance door, and a proportionate share by way of a service charge for maintaining the exterior of the main structure.

## Buildings Insurance

The landlord insures the whole building against fire and similar risks and the tenant will reimburse a proportional contribution to the annual premium.

## Rent

£15,000 per annum – VAT not charged – but landlord reserves the right to do so in the future.

## Outgoings

The tenant is responsible for all business rates, water rates, sewerage charges, electricity costs, refuse charges direct to the relevant authorities.

## Energy Performance Certificate (EPC)

Exempt as Listed building.

## Legal Costs

Each party to the transaction will bear their own legal costs.

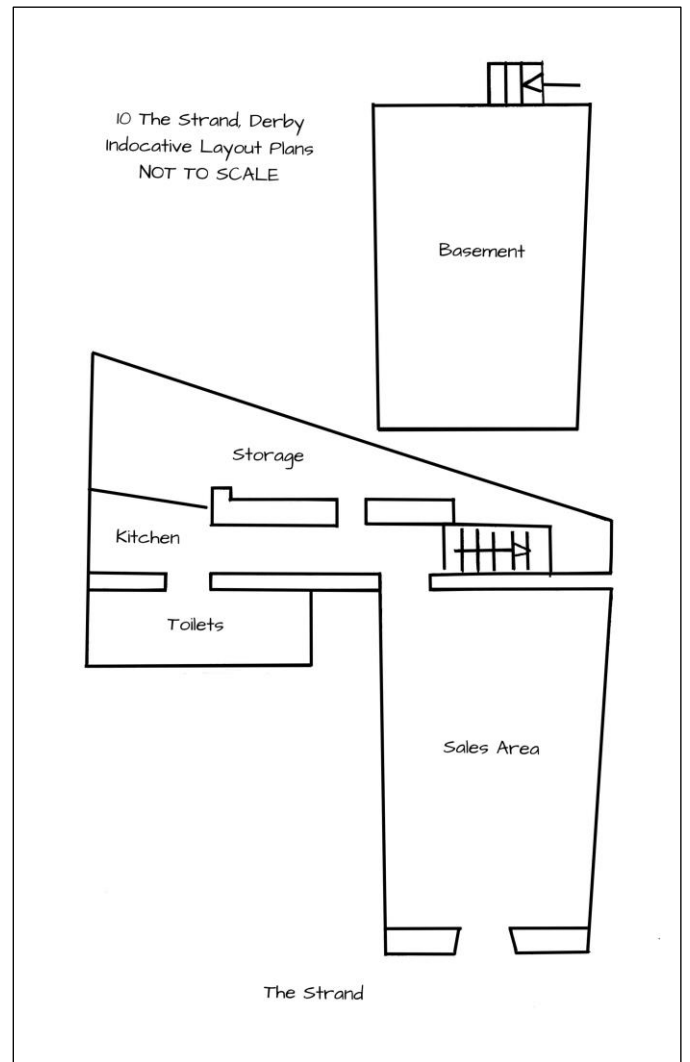
## Viewing

All viewings 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)



The above plans are for illustration only and are not to scale

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