

TO LET

Former Restaurant Premises

3,495 sq ft (325 sq m) Plus rear al fresco dining area

11 & 12 Friargate, Cathedral Quarter, Derby, DE1 1BU



- Former bar/restaurant premises
- Additional outdoor dining/drinking area located to the rear
- Friar Gate is Derby's principal location for bars and eateries and is located within Derby's award-winning Cathedral Quarter
- Suitable for a variety of others uses – subject to landlord's consent and any necessary planning permission

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raybouldandsons.co.uk



Location

The premises are located on Friar Gate, Derby's principal location for bars and eateries with a number of independent and national establishments in the immediate vicinity.

Friar Gate is forms part of the Derby's award-winning Cathedral Quarter and is characterised, by a number of fine of period buildings which have been converted to provide a range of professional offices, retail outlets, bars and restaurant.

A number of new developments have been completed nearby, including 55 luxury apartments at Middleton House, St. Mary's Gate and 259 new flats and a public square at the Condor Building on Victoria Street.

A new 3,500 capacity performance venue is currently being built adjacent the new public square and will add significantly to Derby's leisure and cultural offer.

A new, state of the art, Business School is currently under construction by Derby University at the junction with Agard Street and Ford Street.

The Business School is the first part of the University's City Masterplan which is the vision for how they intend to develop their city centre presence.

The law School is located immediately opposite.

Car Parking

On-Street Car Parking

There is metered on-street car parking along the length of Friar Gate which is free between 6pm and 8am Monday to Saturday and from 4pm until 10am on Sundays.

Nearest Multi-Storey Car Park

Park Safe Car Park is located on Bold Lane and has a capacity of 500 car parking spaces.

Nearest Alternative Car Park

There is an open air pay & display car park located on Ford Street – adjacent Friar gate Studios – (25 Spaces) and on Stafford Street (150 spaces).

The Premises

The subject property comprises a ground floor former restaurant together with kitchen and ancillary accommodation.

There are two ancillary rooms to the first floor and three to the second.

These are of very basic specification with exposed brick walls and with no services installed.

An indicative layout plan has been incorporated within these particulars by way of illustrating the full extent of the premises.

Accommodation

Measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice:

Ground Floor

Restaurant/Dining Area	1,980 sq ft	(183.9 sq m)
Kitchen & Ancillary	492 sq ft	(45.7 sq m)

First Floor

Ancillary	298 sq ft	(26.7 sq m)
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Second Floor

Ancillary	525 sq ft	(48.8 sq m)
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Town Planning

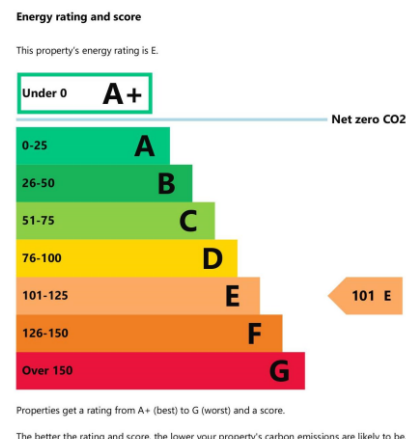
The premises are situated in a Conservation area.

We believe that the premises have existing planning permission for use as a restaurant but interested parties should make enquiries of Derby City Council to verify the position.

Services

We believe that all mains services are available and connected.

Energy Performance Certificate







Non - Domestic Rates

The premises were part of a larger property holding and will be re-assessed for Non-Domestic Rates upon occupation.

Terms of Lease

A new lease is offered for a term of years to be agreed.

The lease will be drawn on a full repairing and insuring basis but the Landlord will remain responsible for repairs and maintenance to the roof.

Rent

£32,500 per annum exclusive

Legal costs

The Landlord and Tenant will each bear their own legal costs incurred in this transaction.

VAT

The Landlord currently does not charge VAT on the rents, but reserves the right to do so in future years.

Viewing

All viewings are to be strictly by prior appointment through the sole letting agents, Raybould & Sons.

Contact:

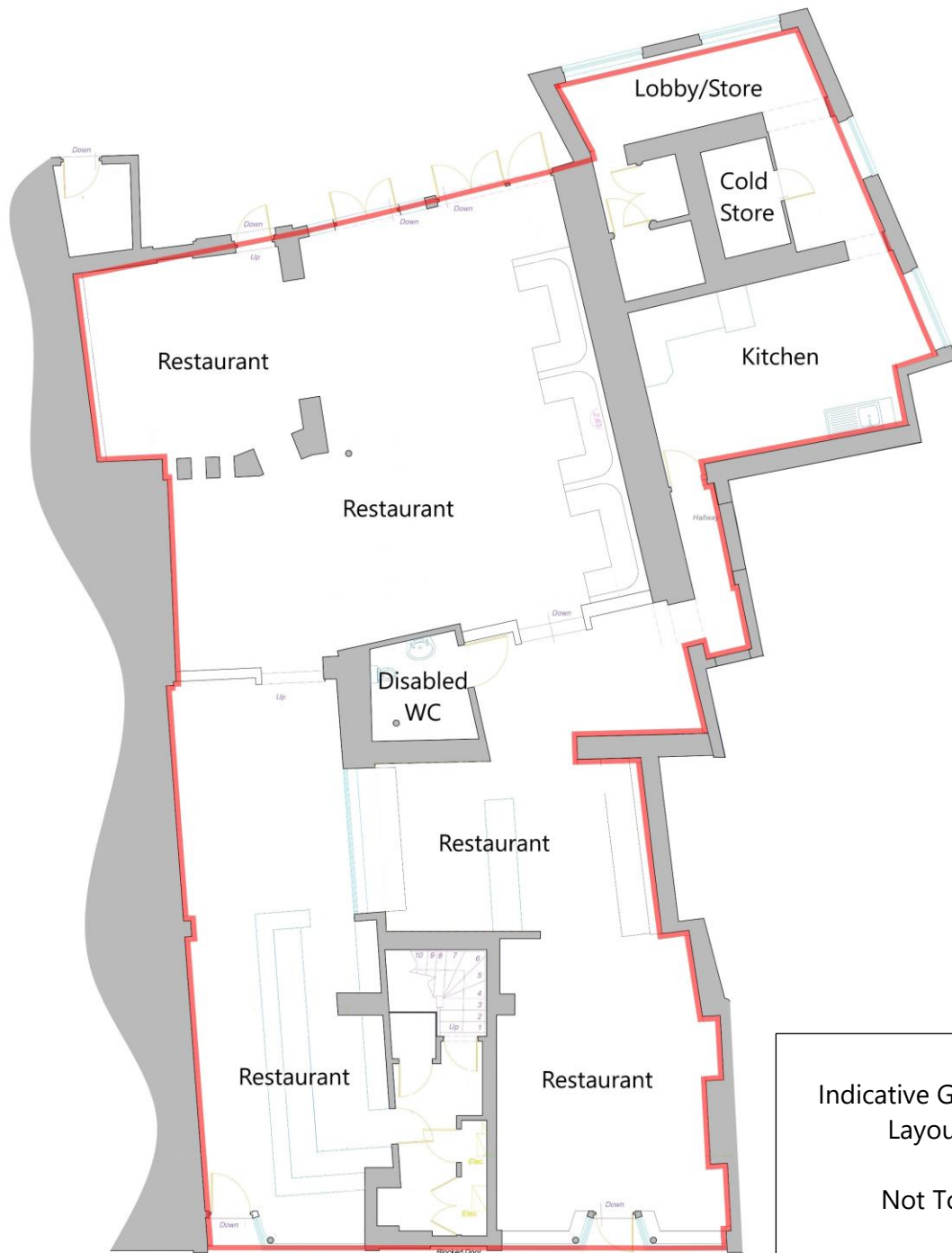
Martin Langsdale

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Indicative Ground Floor
Layout Plan

Not To Scale

Misrepresentation Act 1991

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