

To Let

Useable space 123 sq m (1,319 sq ft) on three floors – next to the Cathedral

1 Queen Street, Derby. DE1 3DL (including 1A College Place)



- Beautiful 1810 building at junction of Queen Street, College Place, St. Mary's Gate and Irongate
- Next to the Cathedral
- Suit professional offices, hair/beauty salon or retail
- Useable space: 123 sq m (1,319 sq ft) on three floors
- To rent on new lease following extensive programme of repairs and modernisation

01332 295555

raybouldandsons.co.uk

Location

The premises occupy an enviable position immediately adjacent Derby Cathedral.

Queen Street, is one of the gateways to the award-winning Cathedral Quarter.

The Property

Small Cellar

Ground Floor

Accessed by front door on Queen Street and side door on College Place. Also rear access off side alley between Nos. 1 and 3 Queen Street.

Front Office/Shop/Salon

4.51m x 3.5m overall.

Rear Office/Salon

3.74m x 3.5m overall.

Rear Kitchenette

3.4m x 1.65m overall.

Rear lobby and doorway to side alley.

First Floor

Front Office/Salon

5.52m x 4.33m overall, good height ceiling, attractive fireplace.

Central Landing

Rear Office/Salon

3.59m x 3.11m, attractive fireplace.

Toilets

Two w/c's and a wash basin.

Second Floor

Front Office/Salon

5.70m x 4.361m overall.

Central Landing

Rear Office

3.58m x 3.2m overall

Rear Office

3.43m x 2.32m overall

Summary of Net Internal Floor Areas:

Cellar: Not measured

Ground Floor: 38.14 sq m

First Floor: 41.69 sq m

Second Floor: 42.77 sq m

Total: 122.6 sq m (1,319 sq ft) approx.

Included in the property a side gated alleyway between Nos. 1 and 3 Queen Street – subject to rights of way in favour of neighbours.

Currently subject to survey, electric wall panel heaters, some night storage heaters and wall mounted air conditioning units are located throughout, with no warranty as to their condition. (Awaiting electrical report).

Services

Mains water, electricity and drainage.

Non Domestic Rates

Rateable Value: £4,250

Town & Country Planning

No. 1 Queen Street is described as a Listed Building Grade 2 – circa 1810.

Queen Street is also a Conservation Area.

Lease Terms

The property will be available on a new lease on full repairing and insuring terms.

Current Building Works

The building is currently undergoing a major programme of improvement works and repairs. Further information available from the sole agents, Raybould & Sons.

Tenant's obligations

1. To keep the property in good repair and decoration.
2. To pay the annual insurance premium in respect of fire and similar risks.
3. To pay for all utilities direct to the supplier.
4. To pay any business rates or BID levies to Derby City Council.

Buildings Insurance

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

Rental Guide

Offers invited circa £16,000 pa to £18,000 pa plus VAT.

Value Added Tax (VAT)

Please note that the rent is are subject to VAT.

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)

The property is a Listed Building and is therefore exempt.

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

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Misrepresentation Act 1991

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