

## To Let

### Retail Showrooms/Offices & Basement Premises

**3,872 sq ft (359.75 sq m)**

23 Queen Street, Derby, DE1 3DS



- Extremely prominent premises located at the junction with Queen Street and King Street (A6)
- Allocated car parking spaces immediately to the rear
- Suitable for a variety of Class E uses, or others – subject to planning permission and landlord's consent

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## Location

The premises occupy a highly prominent position at the junction with Queen Street and King Street, an extremely busy junction which provides a major gateway to the Cathedral Quarter Business Improvement District (BID).

There are two multi-storey car parks in the Cathedral Quarter, namely Chapel Street Car Park (next door) and 'Park Safe' Bold Lane together with numerous Pay & Display surface car parks and on-street parking bays nearby.

## The Property

The corner property comprises a two-storey building, plus basement.

The accommodation includes spacious showrooms at ground and first floor levels, together with integral garage/loading bay, two manager's offices, kitchenette and two toilets, and a purpose built fully accessed basement for storage.

To the rear of the premises there is a shared car parking area, accessed from King Street and having 5 spaces allocated to the subject property.

Whilst most recently used as a retail showroom, the premises would be suitable for a variety of alternative uses – subject to obtaining any necessary planning consents.

## Accommodation:

The accommodation is arranged to provide ground floor showrooms with corridor and rear garage providing potential to extend the display area.

The first floor comprises further showroom and office accommodation together with two WC's.

There is a substantial basement storage facility.

**Ground Floor** 1,388 sq ft (128.98 sq m)

**First Floor** 1,276 sq ft (118.59 sq m)

**Basement** 1,207 sq ft (112.18 sq m)

**TOTAL: 3,872 sq ft (359.75 sq m)**

There are two staircases serving all three floors which gives flexibility of use.

## Services

We believe that mains electricity, drainage and water are available and connected.

## Non Domestic Rates

The local billing authority is Derby City Council and we understand the following:

Description: Shop and Premises

Rateable Value: £9,900

## Small business rate relief

You can get small business rate relief if:

- your property's rateable value is less than £15,000; and
- your business only uses one property - you may still be able to get relief if you use more

You will not pay business rates on a property with a rateable value of £12,000 or less, if that's the only property your business uses.

For properties with a rateable value of £12,001 to £15,000, the rate of relief will go down gradually from 100% to 0%.

Interested parties must however rely on their own investigations and should seek confirmation that they are eligible for Small Business Rates relief from Derby City Council.

## Town & Country Planning

We believe that the premises have planning permission for use falling within Class E of the Town & Country planning (Use Classes) Order 2012.

Queen Street is a Conservation Area.

## Lease Terms

The premises are available to let by way of a new Lease for a term of years to be agreed, drawn on a Full Repairing and Insuring basis and incorporating regular rent reviews where appropriate.

## Rental Guide

£36,000 per annum exclusive.

## Value Added Tax (VAT)

Please note that the rent is subject to VAT at the prevailing rate.



## Legal Costs

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

## Energy Performance Certificate (EPC)

An EPC has been instigated and will be available shortly.

## Viewing

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

Contact: Trevor Raybould

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