

To Let – Ground Floor Premises
A1 Retail / A2 Professional Premises
1,653 sq ft (153.56 sq m) Gross Internal Area

24 Irongate, Cathedral Quarter, Derby, DE1 3GP



- Ground floor lock-up premises
- Situated in Derby's award winning Cathedral Quarter
- Popular semi-pedestrian thoroughfare connecting with Derby Cathedral
- Mixed retail, professional and leisure location

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raybouldandsons.co.uk

CATHEDRAL QUARTER DERBY

ATCM National BID of the Year
& GB High Street – Best City Location - 2016

Location

At the very heart of the Cathedral Quarter of Derby.

The accommodation to the front of the property looks directly onto the Cathedral Tower.

A part of the City which is famous for its rich heritage, a mixture of some of the most beautiful buildings in Derby, set within a Conservation Area, albeit two multi-storey car parks are conveniently located nearby.

Historic England (formerly English Heritage) have worked tirelessly in the Cathedral Quarter restoring some one hundred Victorian shop fronts and other Listed buildings, and this regeneration has encouraged retailers, professional firms and householders to return to this part of the City to soak up and enjoy the atmosphere.

Nearby shops include Emily Brigden, Bang Olufsen, George Brigden, Canopy, Joules, Whitestuff, Birds, Vision Express, Dr Martens, The AGA Shop, and restaurants include Pizza Express, Bear Artisan Coffee Shop, The Cathedral Quarter Bookshop and Tea Rooms, and the famous, now restored coaching inn – The Old Bell Hotel, The Standing Order (Weatherspoons), and the Slug & Lettuce.

The Accommodation

Raybould & Sons are offering the ground floor accommodation with vacant possession, as follows:

Ground Floor: Set behind a classical shop front rebuilt in 2010 with grant aid, some 1,700 sq ft of space measured on a Gross Internal basis, together with toilet accommodation and two car parking spaces to the rear of the property.

The upper three floors are leased by 'Your Move' – a national firm of estate agents – who use the office accommodation as a central administrative hub and training centre.

Listed Building Status

24 Irongate is a Grade 2 Listed Building.

The upper floors (not currently available) comprise:

First Floor: 1,400 sq ft on a Gross Internal Basis

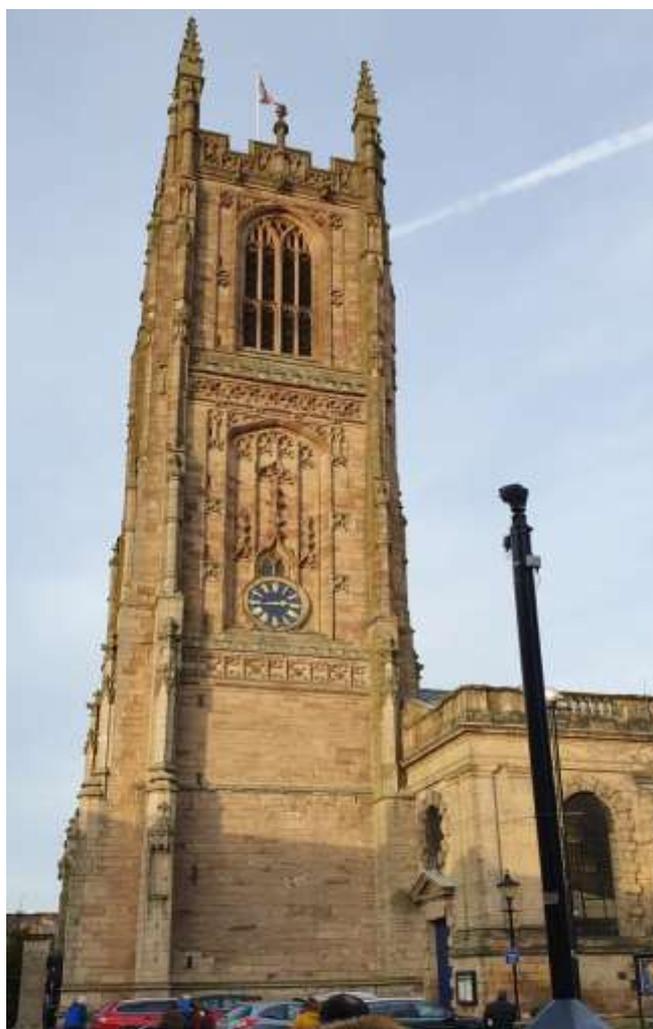
Second Floor: 900 sq ft on a Gross Internal Basis

Third Floor: 400 sq ft on a Gross Internal Basis

Terms

Offers are invited for the Ground Floor Suite on a rental basis at an asking rent of £25,000 per annum on an internal repairing basis only.

Alternatively offers may be considered for the freehold sale of the whole property, i.e. all four floors – subject to vacant possession on the ground floor and subject to the lease to 'Your Move' on the upper floors by way of an investment.



View of Derby Cathedral, from the Property

Non Domestic Rates

The Rateable Value will need to be re-assessed. Information not currently available.

Use Possibilities

The Ground Floor has been used as an A2 estate agency for 'Your Move' for many years. Alternative uses such as A1 (Retail), B1 (Office), or A3 (Restaurant) are possible - subject to obtaining the necessary planning approval.

VAT

We are given to understand the property is not registered for VAT, but the landlord reserves the option to tax in the future.

Demountable Partitions

Please note most of the existing partitions at ground level are demountable partitions and can be removed – opening up most of the ground floor.

Energy Performance Certificate

An Energy Performance Certificate will be made available upon request and the premises have been assessed as follows:

Energy Performance Rating: C-68

Anti-Money Laundering

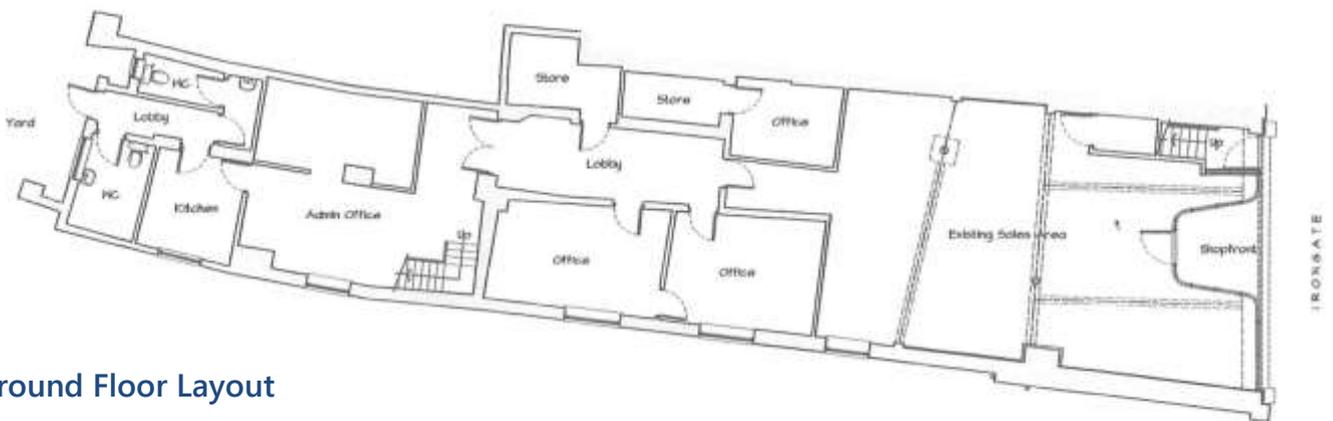
As part of our AML policy and procedure two photographic ID documents and a recent utility bill will be required by an incoming tenant.

Viewing

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

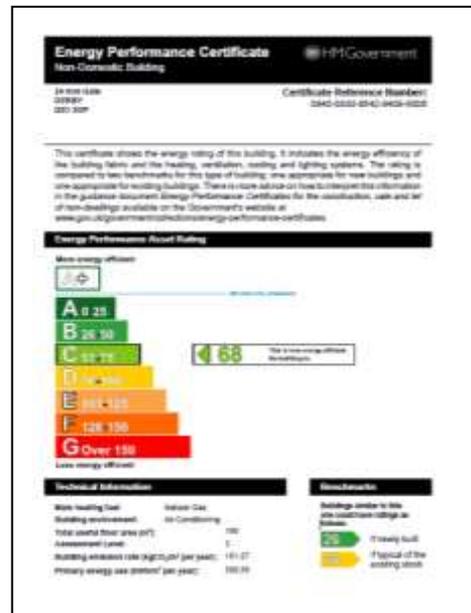
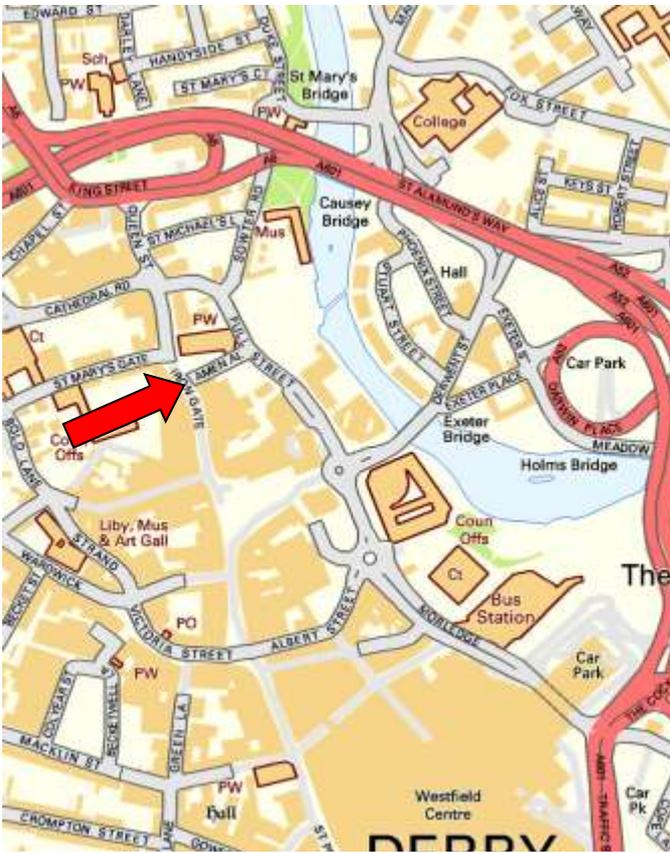
Contact: Trevor Raybould Tel: 01332 295555

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Ground Floor Layout





Subject to Contract and Availability



Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property who's Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.

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