

## TO LET

### Ground & First Floor Premises

A1 Retail / A2 Professional Services

**573 sq ft (53 sq m)** Net Internal Area

**25 St James' Street, Derby DE1 1RF**



## ATTRACTIVE RENTAL TERMS

- Ground and Part-First Floor Premises
- Situated in Derby's award-winning Cathedral Quarter
- Located in area of City undergoing extensive regeneration
- Mixed retail, professional and leisure location
- Available on New Lease – ATTRACTIVE RENTAL TERMS

01332 295555

[raybouldandsons.co.uk](http://raybouldandsons.co.uk)

# CATHEDRAL QUARTER DERBY

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

## Location

The property is located in the Cathedral Quarter of Derby, in an area of the City which is undergoing extensive regeneration.

St James Street, a mixed retail and professional location, provides a convenient thoroughfare between The Cornmarket (Primark, Greggs, Café Nero, Superdrug, The Book Café, Royal Bank of Scotland, Santander) and The Strand (a fully occupied Neo-classical parade of shops and offices).

## Transport and Parking

There is an RCP car park on St James Street (25 spaces – open 24 hours - £2.50 per hour / £8.50 all day) and there is also metered on-street parking on The Strand (close-by). Multi-storey car parks in the vicinity include Bold Lane (315 spaces).

Most of the principal bus stops are located on adjoining Victoria Street.

## Accommodation

Ground floor frontage: 5.52 m (18 ft)

Overall depth: 9.30 m (30 ft)

**Net Useable Floor Area: 48.10 sq m (517 sq ft)**

Circular stairs lead to:

First Floor – Rest Area, Toilet and Washroom

**Net Useable Area (excluding Toilet): 5.2 sq m (55 sq ft)**

**Total: 53.3 sq m (573 sq ft) – Net Useable Floor Area**

## Developments in the Vicinity

a) Opposite 25 St James Street, property management firm, Staton & Young have developed the former Post Office building into 35,000 sq ft of serviced offices, and which are now open.

b) Shops in the Strand – 10 shops (part of Historic England's Regeneration Project) are all occupied including Fraiche, Can Can, Andersons, Squashed Tomato, Hobsons, Dream Doors, Skn Clinic (opening Spring 2020).

c) Victoria Street – St James Securities of Leeds have acquired the former Debenhams store on Victoria Street, the Methodist Chapel, the former Pennine Hotel and Duckworth Square – planning applications are currently before Derby City Council for a £300 million redevelopment scheme.

## Lease Terms

The shop is vacant and is available to let by way of a lease on the following terms:

The tenant will be responsible for:

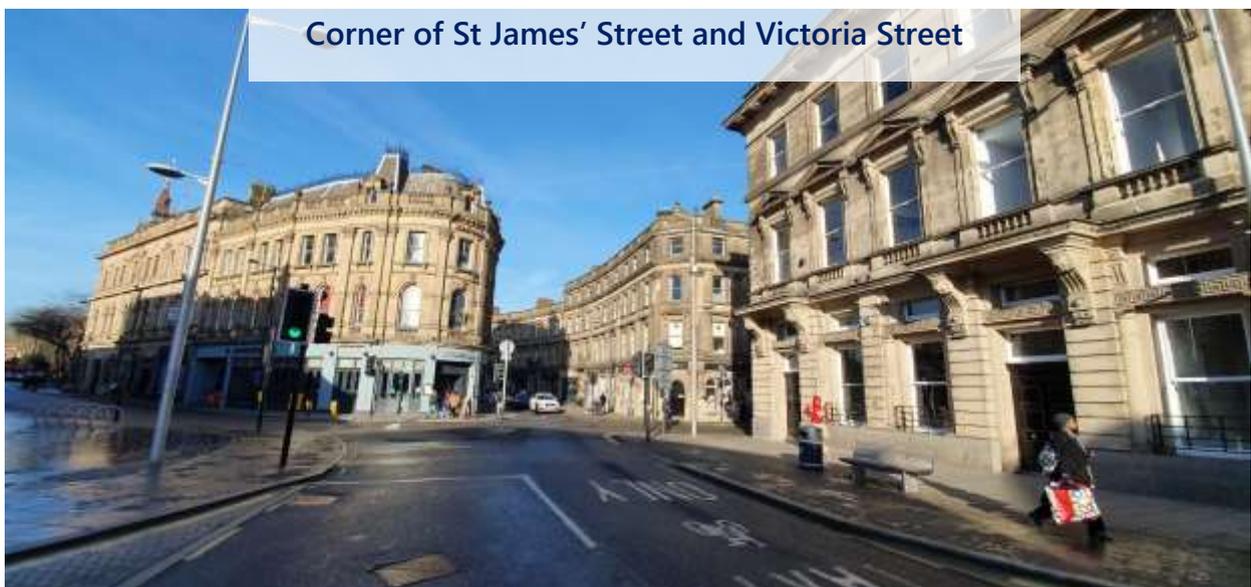
a) Payment of the rent.

b) Payment of any business rates, albeit the rateable value is only £12,000 and depending upon the circumstances, government exceptions may apply \* (please see our section below on Non-Domestic Rates and Small Business Rate Relief).

c) Paying the cost of services, including water rates, electricity, etc.

d) Keeping the property and the landlord's fixtures and fittings in good repair and decorative condition.

e) Re-imbursing the landlord the cost of the annual insurance premium for insuring the building against fire and similar risks.



### Non Domestic Rates

Utilising the Valuation Office online Rating List we understand that the premises have been assessed as follows:

Shop and Premises

Rateable Value: £12,000 (this not what you will pay – please see below)

Multiplier for 2019/2020: 0.491

### Small Business Rate Relief

You can currently get small business rate relief of 100% if your property's rateable value is £12,000 or less and your business only uses one property (you may still be able to get relief if you use more). More information can be found at: [www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief)

Interested parties are advised to contact Derby City Council Non-Domestic Rates Department directly in order to confirm the actual rates liability.

### Use Possibilities

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

### 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-73

### Heating

Heating is by way of electrical wall radiators.

### 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.

### Rent

£11,000 per annum exclusive for permitted uses.

### VAT

VAT is payable on the rent at the standard rate.

### Viewing

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

Contact: Trevor Raybould Tel: 01332 295555

Email: [trevor@raybouldandsons.co.uk](mailto:trevor@raybouldandsons.co.uk)

**'The Bocketwell Redevelopment Scheme'**  
(image supplied courtesy of St James Securities)





**Energy Performance Certificate** HM Government  
Non-Domestic Building

25 St. James Street  
DERBY  
DE1 1RF

Certificate Reference Number:  
9920-4962-0341-4370-0044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+ 0-10

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

**73** This is how energy efficient the building is.

**Technical Information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	57
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> e/m <sup>2</sup> per year):	108.34
Primary energy use (kWh/m <sup>2</sup> per year):	340.77

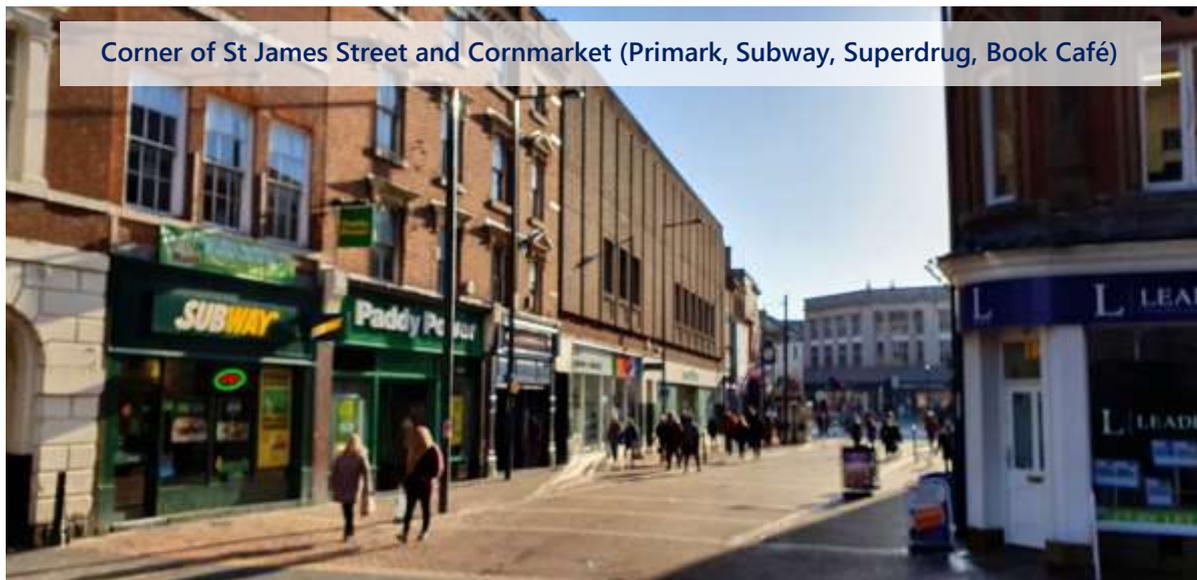
**Benchmarks**

Buildings similar to this one could have ratings as follows:

27 if newly built

76 if typical of the existing stock

*Subject to contract and availability*



Corner of St James Street and Cornmarket (Primark, Subway, Superdrug, Book Café)

**Important Note: Images** - Due the limitations of a standard camera lens we have utilized a wide-angle lens. Whilst a wide-angle lens is able to capture more detail, it can also result in spatial distortion

**Misrepresentation Act 1991**

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Tel: 01332 295555 raybouldandsons.co.uk