

**To Let**

## Beautiful Shop/Class E Property

26 The Strand, Cathedral Quarter, Derby, DE1 1BE



- Restored in 2009 with new shop front, internal oak staircase to useful First Floor
- Part of Neo Classical style crescent of shops in The Strand, Derby
- Ground Floor and First Floor: 1,088 sq ft (101 sq m) plus basement
- Pay & Display on-street car parking immediately outside

01332 295555    [raybouldandsons.co.uk](http://raybouldandsons.co.uk)

# CATHEDRAL QUARTER DERBY

## Location

26 The Strand is situated in the heart of the Cathedral Quarter on the corner of the Strand (one of Derby's finest shopping streets) and the Strand Arcade, which leads onto Sadlergate.

## Nearest Multi-storey Car Park

Bold Lane Car Park – 500 spaces.

## On-Street Car Parking

Metered car parking is available on the Strand from half hour to 2 hours, together with a number of designated disabled bays.

## Accommodation

No. 26 The Strand is a most attractive two storey shop, which was fitted-out in 2009 with new internal staircase, and marble steps and comprises;

### Ground Floor Shop:

Average depth: 9.9m.

Maximum Width: 6.1m

Approximate Floor Area: 53 sq m (570 sq ft)

Marble stepped entrance, quality shop front, high ceilings, beautiful modern oak staircase leading to:

### First Floor:

A superb first floor currently comprising 3 rooms totalling 48.0 sq m.

### Basement

Measurements and floor areas are provided for guidance only and should not be relied upon by interested parties.

## Floor Plans:

Floor Plans are available.

## Services

We believe that mains water, electricity and drainage

## Non-Domestic Rates

We have established from the Valuation Office website that the premises are assessed for Non Domestic Rates as follows:

Shop and Premises      Rateable value: £9,400

The current multiplier is 0.499.

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.

All rating information should be verified with the Rating Department at Derby City Council who can be reached on 01332 293111.

## Town & Country Planning

We believe that the premises have the benefit of a permitted use falling within Class E of the Town & Country (Use Classes) Order 2020.

However, interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position.

## Terms

The shop is available by way of a new lease for a term of years to be agreed.

The tenant will be responsible for maintaining and repairing the interior of the shop, the fixtures, the light fittings, the shop front, the plate glass and the marble steps.

In addition, the landlord will maintain the exterior of the building and the tenant will pay a service charge towards the cost of maintaining the repair of the exterior of the building.

## Buildings Insurance

The landlord insures the whole building against the risk of fire and similar risks and the tenant pays the cost of the annual premium in respect of the shop.



## Outgoings

The tenant is responsible for paying all the business rates, water rates, sewerage charges, electricity costs, refuse charges, the Cathedral Quarter Bid levy and any other outgoings, direct to the relevant authorities and suppliers.

## Rent

£18,000 per annum, payable quarterly in advance. VAT is currently not charged but the landlord reserves the right to do so in the future.

## Energy Performance Certificate

The premises have been assessed as follows:

Certificate pending

## Value Added Tax

VAT is currently not charged but the landlord reserves the right to do so in the future.

## Legal Costs

The incoming tenant will be responsible for their own legal costs.

## Identity checks

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents.

## Disclosure

It should be noted that a partner in Raybould & Sons has a legal interest in the property.

## More Information and Viewing Arrangements

For more information and/or to arrange an inspection of the premises, please contact the sole letting agents, Raybould & Sons.

Contact: Trevor Raybould

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

Tel: 01332 295555





Misrepresentation Act 1991

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