

## For Sale

## Retail / Use Class E Premises

1,620 sq ft (150.5 sq m) – Net

29 Sadlergate, Derby, DE1 3NL



- Three storey, retail / Use Class E, premises
- Located on prime pedestrianised pitch at the heart of Derby's award-winning Cathedral Quarter
- Suit variety of uses – subject to any necessary consents

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# CATHEDRAL QUARTER DERBY

## Location

Sadlergate is an historic pedestrianised shopping street, situated in the heart of Derby's Cathedral Quarter and linking Bold Lane with the Market Place.

In addition to the retail offer, Sadlergate is the home of Derby's last surviving coaching inn, the Olde Bell Hotel, built in 1650 and restored to its former glory only a few years ago.

Other public houses, bars and eateries include the Shakespeare Inn and The Blacksmith's Lounge, on Sadlergate, and The Forge Black Rock Steakhouse and Belong Bar can be found in the Old Blacksmiths Yard, a courtyard accessed directly from Sadlergate.

The Cathedral Quarter and immediate surroundings have been the subject of significant, recent, investment with a number of completed and ongoing development and redevelopment schemes.

Only a matter of yards from the subject property, Derby City Council have built a 34,000 sq ft office scheme known as Sadler Bridge Studios, large enough to house 36 businesses.

On St. Mary's Gate, former offices have been converted to provide 50 upmarket apartments, and another to create 5 self-contained apartments, a Coach House and a Town House

The recently completed Condor building comprises 259 flats and a new public square on Victoria Street, together with Derby's newly constructed 3,500 capacity performance venue.

Derby University are currently constructing a new state of the art, carbon neutral, business school adjacent to their Law School and opposite the Joseph Wright Centre as part of their growing 'City Campus'.

These schemes will all contribute towards increasing the critical mass of those living, working and using the facilities which Derby's city centre has to offer.

## Nearest Multi-Storey Car Park

The Park Safe Car Park on Bold Lane with 500 car parking spaces.

## Nearest On-Street Car Parking

Metered car parking around the corner on The Strand.

## The Premises

The property comprise a three storey, mid-row, period building of traditional brick construction with stone detailing beneath a pitched and tile clad roof.

Internally, the accommodation is arranged to provide a ground floor sales area, with display windows either side of a central recessed door way, together with rear kitchen and WC facilities.

An open staircase from the ground floor sales area provides access to a further sales/showroom area to the first floor.

A further, rear, staircase in turn provides access to the second floor office/storage and canteen.

## Accommodation

Measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice

Ground floor	720 sq ft	( 66.8 sq m)
First floor sales	498 sq ft	( 46.2 sq m)
Second floor Sales	402 sq ft	( 37.3 sq m)
Net Internal Area	1,620 sq ft	(150.5 sq m)

**Gross Internal area** 1,860 sq ft (172 .8 sq m)



Ground Floor sales Area

## Town Planning

The property is situated in a Conservation area.

Planning permission was granted under application Reference: 22/01837/FUL for 'Change of use from commercial, business and service (Use Class E) to a tattoo studio and beauty salon (Sui Generis)'

## Services

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

## Non - Domestic Rates

The current Rateable Value is £16,000.

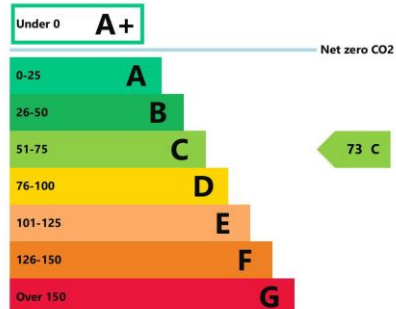
(This is not what you will pay. The multiplier for the current year 2025/26 is 0.499)

## Value Added Tax (VAT)

All sums are quoted exclusive of VAT.

## Energy Performance Certificate

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



First Floor sales Area



First Floor sales Area

## Legal costs

Each party will bear their own legal costs incurred in this transaction.

## Price

£250,000 for the freehold interest with full vacant possession.

## More Information and Viewing

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