

TO LET/MAY SELL

Extensive Retail Premises

3,800 sq ft (353 sq m)

30 Sadlergate, Cathedral Quarter, Derby, DE1 3NL



- Ground Floor Sales – 2,400 sq ft with marble tiled floor, stunning lighting and panelled walls
- Storage and Kitchen – 1,400 sq ft
- Very prominent location at the junction with Sadlergate, The Strand, Bold Lane and Cheapside
- Nearby occupiers include: White Stuff, Joules, London camera Exchange, Vision Express, Canopy, Brigdens, 80's Casual Classics, Foulds Guitars and games Workshop

01332 295555

raybouldandsons.co.uk

CATHEDRAL QUARTER DERBY

VOTED 2016 ATCM NATIONAL BID OF THE YEAR



Location

Sadlergate is a pedestrianised street, situated in the heart of the Cathedral Quarter, rated 'Best City Location' in the UK, 2016, in an area which in the last 10 years has reaped the benefit of Historic England's grant scheme to restore 100 shop fronts back to the original Victorian style.

In addition to the retail offer, almost adjoining, the Council have built a 34,000 sq ft office scheme known as Sadler Bridge Studios, large enough to house 36 businesses.

Sadlergate is the home of the famous coaching inn the Old Bell Hotel, restored to its former glory a few years ago.

Nearby, on St. Mary's Gate, former offices are to be converted to 50 upmarket apartments. On Victoria Street, St. James Securities are currently building 259 flats.

On The Strand the Museum and Art Gallery pre-pandemic hosted the Leonardo Da Vinci national cartoon exhibition in the Summer of 2019 with record visitors.

Car Parking

Car Parking spaces to the rear can be included by negotiation (up to 5 spaces).

Nearest Car Park

The Park Safe Car Park on Bold Lane is situated 80 yards away, with 500 car parking spaces.

On-Street Car Parking

Metered car parking on The Strand.

Accommodation

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

Frontage, Shop & Side Entrance: 26'0"

Depth of Shop: 115'0"

Ground Floor Sales: 2,400 sq ft

Basement:

First & Second Floor offices to the front: 1,400 sq ft

Two toilets

Total Area: 3,800 sq ft

Town Planning

The shop has a long established use as A1 retail use.

The shop is situated in a Conservation area.

Fittings

Fitted display cabinet, counters, light fittings, changing cubicles – all included in the lease

Services

Mains electric, water and drainage.

Air conditioning to ground floor.

Non - Domestic Rates

The current Rateable Value, last assessed in 2017 is £19,750.00.

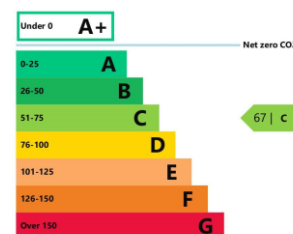
(This is not the amount of business rates payable).

VAT

The landlord currently does not charge VAT on the rents, but reserves the right to do so in future years.

Energy Performance Certificate

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Legal costs

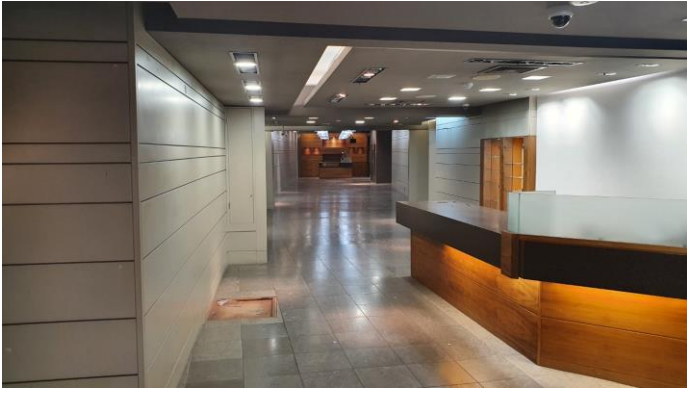
The landlord and tenant will pay their own legal costs in respect of the new lease documentation.

Rent

£27,500 pa

Terms of Lease

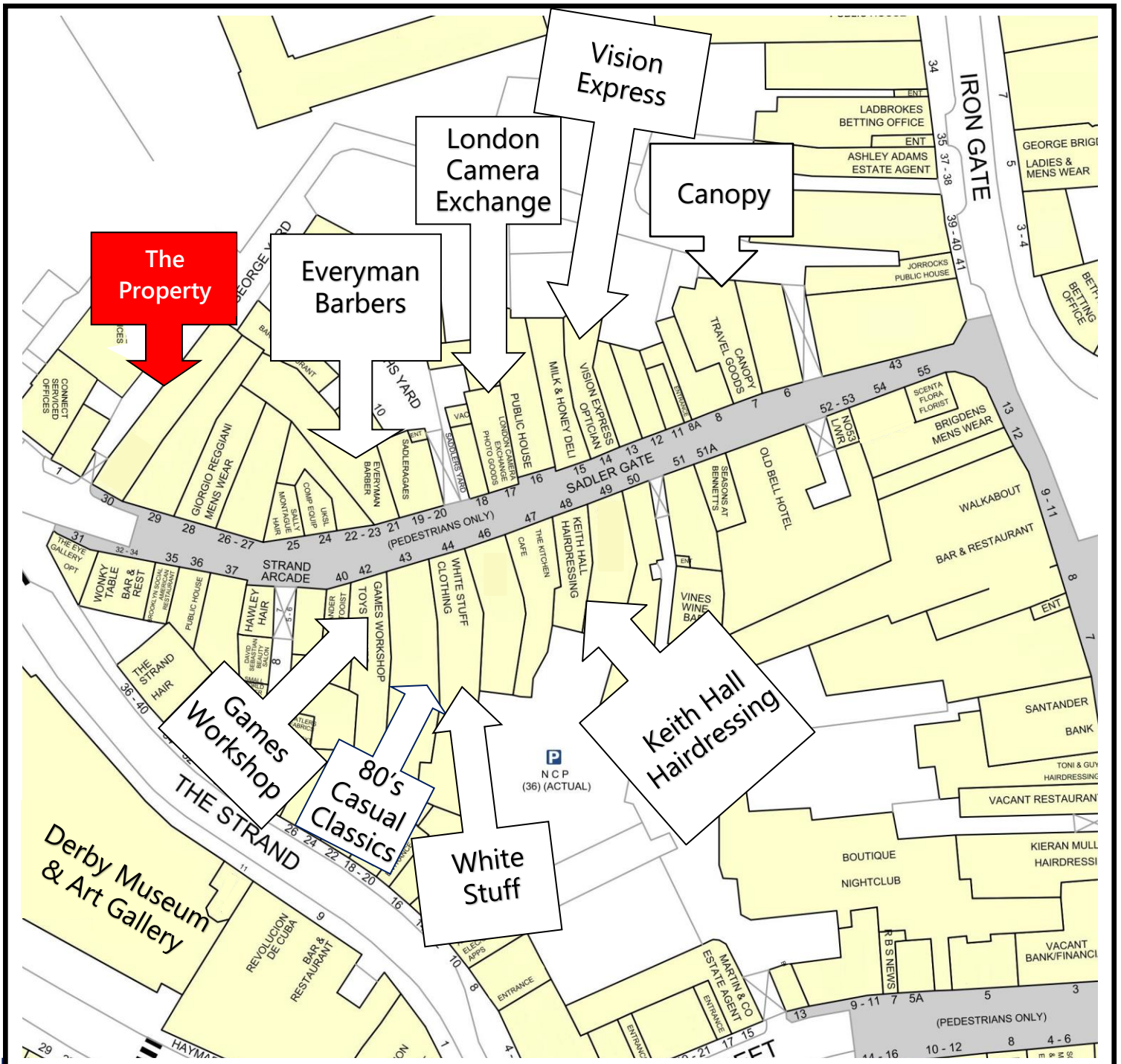
On application to Raybould & Sons.



Viewing

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

Contact: Trevor Raybould
Tel: 01332 295555
Email: trevor@raybouldandsons.co.uk



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. 3. 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.

Tel: 01332 295555 raybouldandsons.co.uk