

**To Let**

**Class E Premises**

**1,466 sq ft (136 sq m)**

36 Cornmarket, Derby, DE1 2DG



- Located on key pedestrianised pitch in Derby's award-winning Cathedral Quarter
- Nearby occupiers include Primark, Caffe Nero, Superdrug, Greggs, Subway and Cosy Club

01332 295555

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

# CATHEDRAL QUARTER DERBY

## Location

The premises are located in Cornmarket, a key pedestrianised pitch in the award winning Cathedral Quarter.

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.

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

## Description

The premises comprise a ground floor lock up Class E premises with a display window either side of the central recessed entrance door.

Internally, the accommodation provides an open plan sales / office area with disabled access WC to the rear and staff/storage facilities beyond.

## Accommodation

Measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition.

Net Frontage	21'1"	( 6.42 m)
Max Internal Width	20'2"	( 6.15 m)
Shop Depth	52'2"	(15.90 m)
Ground Floor	1,466 sq ft	(136 sq m)

## Non - Domestic Rates

The online Rating List records that the premises have been assessed for rates as follows:

The current Rateable Value is £29,000.

This is not what you will pay.

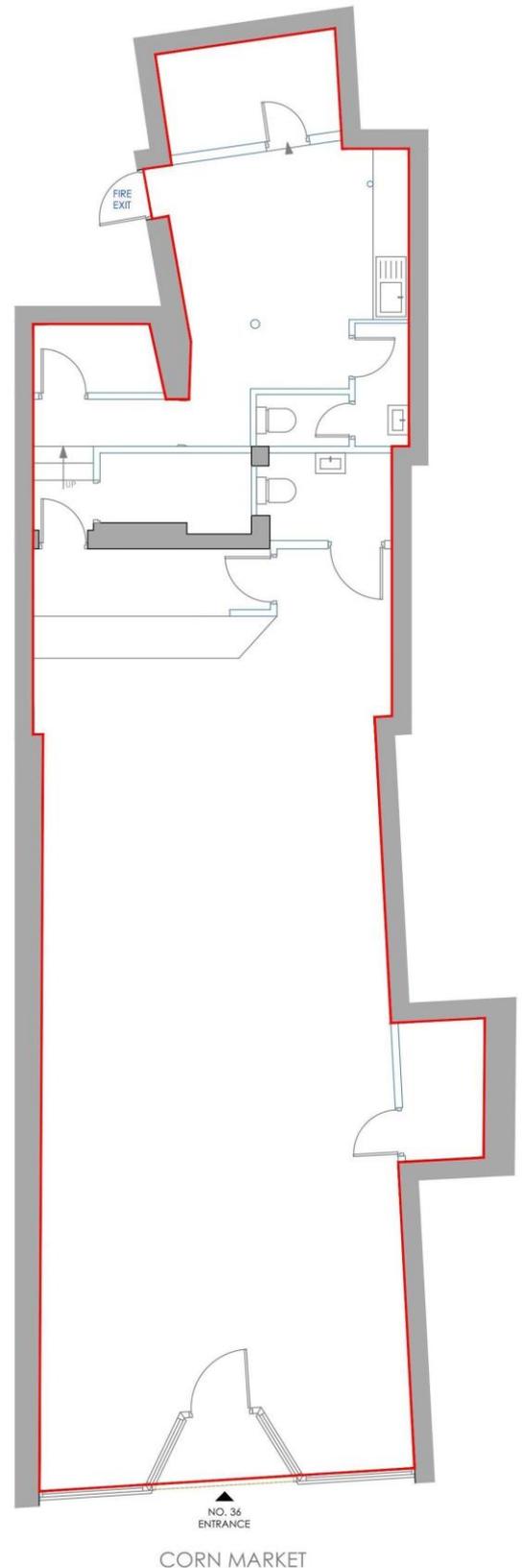
Interested parties should make their own enquiries of derby City Council Rates Dept to verify that this is the current position.

## Town Planning

The property is Grade II Listed and is situated in the City Centre Conservation area.

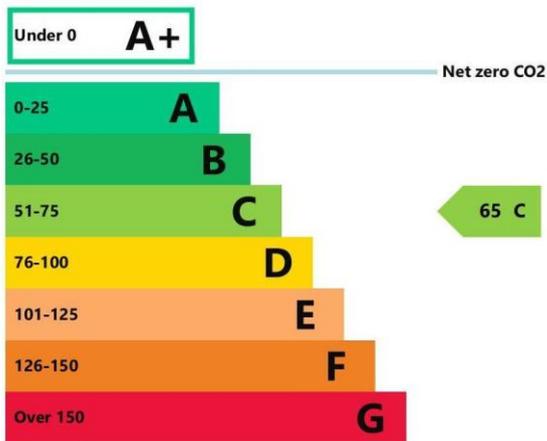
## Layout Plan

The layout plan below is for illustrative purposes only and is **not** to scale



## Energy Performance Certificate

The premises have the following Energy performance Assessment:



### Terms

A new lease is offered drawn on full repairing and insuring terms and for a term to be agreed.

### Rent

£30,000 per annum exclusive – WITHOUT PREMIUM

### Value Added Tax (VAT)

Please note that VAT is payable.

### Legal costs

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

### More Information and Viewing

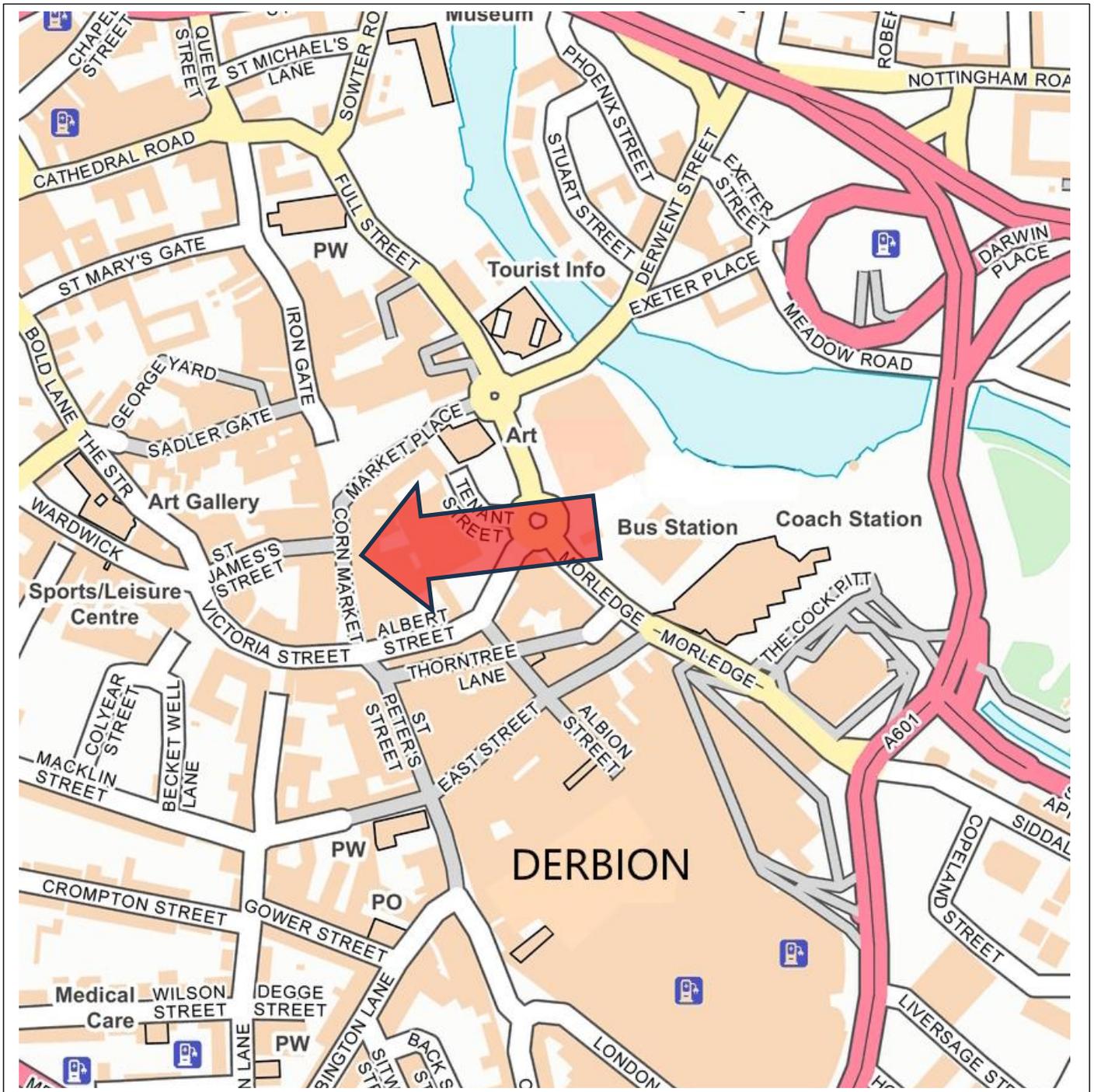
For further information or to arrange an inspection please contact:

**Martin Langsdale**  
Raybould & Sons  
01332 295 555 / 07855 550 538  
martin@raybouldandsons.co.uk

**Nicholas Menzies**  
DMA  
07793 979 817  
nmenzies@dmaproperty.com

Nearby occupiers include:





**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.

**Tel: 01332 295555 raybouldandsons.co.uk**