



# TO LET/MAY SELL

## 38 Cornmarket, Derby, DE1 2DG

**An Attractive Grade II Listed Building**

**Very prominent location at junction of the Cornmarket and St James Street**

**1,774 sq ft over three floors**

**Royal Bank of Scotland, Greggs, Subway, Primark, Watts the Jewellers,  
Superdrug, Haart, Paddy Power, Book Cafe, William Hill, Cafe Nero**

**Raybould**  
& Sons

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## DESCRIPTION

A ground floor shop/office with offices above spanning a stone archway.

## LOCATION

The award winning Cathedral Quarter is considered to be the heart of the City of Derby, rich in heritage, attracting considerable inward investment.

Cornmarket is a pedestrianised thoroughfare.

## CAR PARKING

The nearest multi-storey car parks are located at the Assembly Rooms, Full Street, Chapel Street and Bold Lane and there are open air car parks on St James Street, Full Street and Sowter Road.

## LEASE TERMS

A new lease is available for a term to be agreed on internal repairing and insuring terms.

## RENT

Upon application.

## VAT

Currently not charged but the landlord reserves the right to waive the exemption in the future.



## ACCOMMODATION

### Ground Floor:

9.0m depth max x 5.0m width max

Useable floor area: 43 sq m (462 sq ft)

Useful return frontage display windows

Rear lobby leading to rear door and staircase to upper floors

### First Floor: with feature high ceilings

Front Office One: 7.4m x 5m max – two feature windows overlooking The Cornmarket

Front Office Two: 7.4m x 3.4m – feature Venetian style window overlooking The Cornmarket and superb ornate plasterwork to ceiling with decorative mouldings to extensive wall panel

Rear Kitchen: 2.4m x 2.0m – window to rear

Toilet (One)

Useable floor area: 65.7 sq m (707 sq ft)

Staircase to half-landing

Toilet and washbasin (Two)

### Staircase to:

### Second Floor

Front Room One: 7.4m x 5.4m overall

Front Room Two: 5.8m x 2.9m overall

Rear Room Three: 2.6m x 2.4m

Lobby to a separate toilet and washroom (Three)

Useable floor area: 56.22 sq m (605 sq ft)

### Summary of Floor Areas

Ground Floor: 43.00 sq m (462 sq ft)

First Floor: 65.70 sq m (707 sq ft)

Second Floor: 56.22 sq m (605 sq ft)

**165.00 sq m (1,774 sq ft)**

Please note, there is a redundant goods lift shaft to the rear of the property.

### NON DOMESTIC RATES

We understand that the property has been assessed for Non-Domestic Rates as follows:

Description: 'Shop and Premises'

Rateable Value: £17,000 2021/22

Prospective tenants should however make their own enquiries of Derby City Council, the Rating Authority, before proceeding.

Non-Domestic Rates are reviewed annually.

## ENERGY PERFORMANCE CERTIFICATE

Not required, as Listed building exemption.

## TOWN PLANNING

Currently used as a commercial bank and offices. Under the Use Classes Order, retail permitted without approval, or restaurant use or hot food takeaway, subject to planning approval.

## LISTED BUILDING DESCRIPTION

Nos. 37 and 38 Cornmarket are listed under the Statutory List as Grade II.

"Cornmarket - Nos 37 and 38. Mid C18 Red brick: 3 storeys; originally 5 sash windows, but No 38 has altered 1<sup>st</sup> storey. Centre breaks forward with pediment, under which the 1<sup>st</sup> storey has a Venetian window and the 2<sup>nd</sup> storey a semi-circular window; rusticated stone coach arch below; modillion eaves cornice and brick parapet. Modern shop fronts at either side. Nos 34 to 38 (consec) form a group"

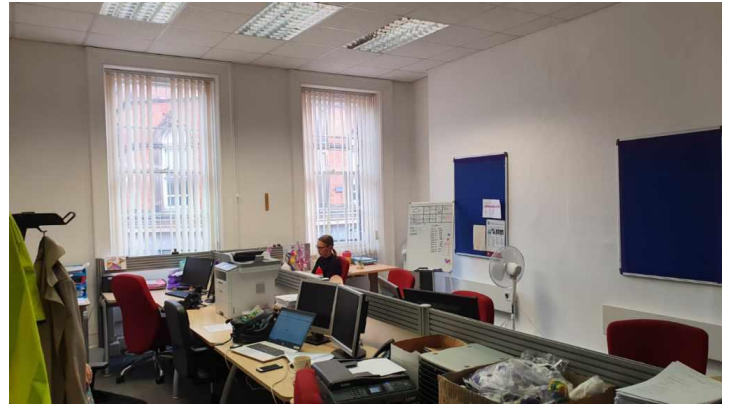
## FLOOR PLANS

Floor plans available upon request.

## GRANT AID

The City Council is offering Grant Aid for businesses in the Cathedral Quarter

Also on The Cornmarket....

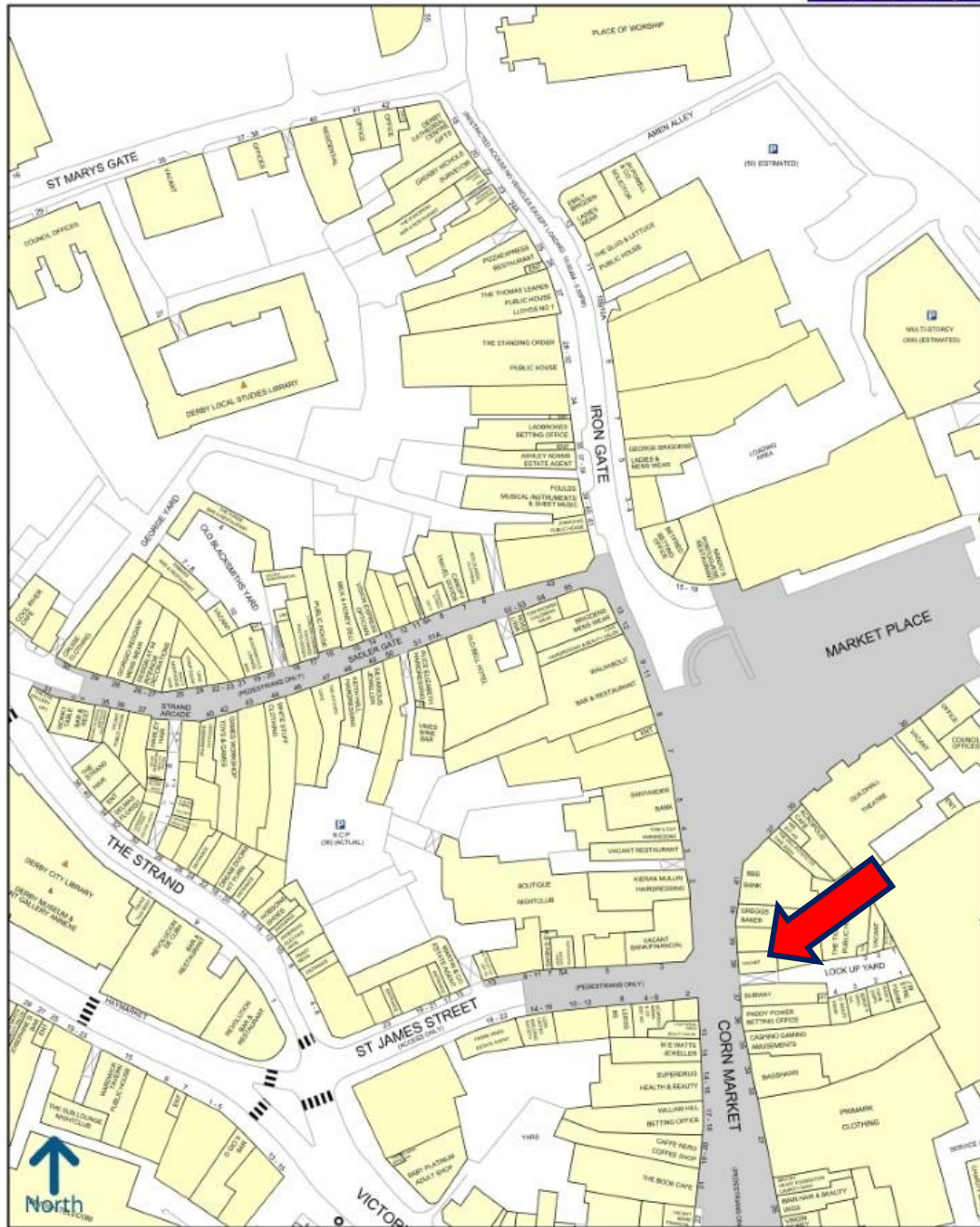


## VIEWING

Strictly by prior appointment with the sole letting agents, Raybould & Sons.

Contact:  
Telephone:

Trevor Raybould  
01332 295555



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