

For Sale

An Attractive Grade II Listed Building

1,774 sq ft over three floors

38 Cornmarket, Cathedral Quarter, Derby, DE1 2DG



- Very prominent location at junction of the Cornmarket and St James Street
- Nearby occupiers include Greggs, Subway, Primark, Cathedral Quarter Book Cafe, William Hill, Cafe Nero, Nando's and Cosy Club
- Suitable for a variety of uses – subject to any necessary consents

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raybouldandsons.co.uk

CATHEDRAL QUARTER DERBY

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.

Nearest Car Park

Multi-storey car parks are located at the Assembly Rooms, Full Street, Chapel Street and Bold Lane and there are further car parks on St James Street, Full Street and Sowter Road.

Description

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

Accommodation

Floor plans available upon request.

Ground Floor:

9.0m depth max x 5.0m width max

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)

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)

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.

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 1st storey. Centre breaks forward with pediment, under which the 1st storey has a Venetian window and the 2nd 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"

Town Planning

Previously 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.



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

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 applicable as this is a listed building.

Price

£325,000

VAT

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

Viewing

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

Contact: Trevor Raybould

Telephone: 01332 295555





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