

For Sale with vacant possession

A detached former restaurant premises

3,250 sq ft Gross Internal plus Basement

8 Bold Lane, Cathedral Quarter, Derby DE1 3NT



- An excellent opportunity to buy a freehold property with many possible uses – all subject to planning approval – such as Restaurant, offices, Residential, Gymnasium and Retail.
- Situated opposite the very popular Bold Lane multi-storey car park
- Close to the entrance to Sadlergate with shop traders including- Whitestuff, Vision Express, London Camera Exchange, Canopy, Casual Classics and Brigdens.
- At the heart of major new office and apartment development schemes.

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CATHEDRAL QUARTER DERBY

VOTED 2016 ATCM
NATIONAL BID OF THE YEAR



Location

Derby is home to Rolls-Royce Aeronautical and Nuclear divisions, Alstom Trains, Toyota Cars and, at Rocester, JCB Diggers. The City of Derby is recognised as one of the most important technical centres in the UK. Derby University is ranked 50 in the Guardian's Complete University Guide and is growing at a rapid pace having invested £150m in its facilities over the last 10 years with a total student population in the city of 21,000.

The property is situated on Bold Lane, opposite a 315 space multi-storey car park, within Derby's historic Cathedral Quarter Business Improvement District, an area of considerable regeneration.

Initially instigated by English Heritage/Historic England have over 10 years part funded the restoration scheme of some 100 shop fronts, and major historic buildings such as the nearby St Helen's House and The Old Bell Hotel, and historic houses for conversion into apartments on St Mary's Gate.

Further regeneration projects include on St. Mary's Gate the completion of a major residential apartment scheme in Summer 2023 of Middleton House – a scheme of 55 luxury apartments with car parking and a courtyard and central garden.

Also nearby the completion of 259 apartments on Victoria Street in Summer 2023 by St. James Securities and the commencement off Victoria Street of the new Performance Centre for Derby – site now cleared on Colyear Street awaiting construction to commence.

Description

The property comprises a detached three storey building with basement fronting onto Bold Lane.

Since 2004 the premises have traded as The Thai Dusit Restaurant on the ground and first floors. In 2022 the living quarters for staff on the second floor were closed by Derby City Council for failing to comply with the latest fire and building regulations.

The restaurant operation was allowed to continue to operate.

Accommodation

Useful Basement.

Ground Floor: Restaurant, Kitchen, Store & Toilet

First Floor: Function Room, Office, Kitchen, Bathroom & Toilets

Second Floor: Former living accommodation (now disbanded).

Floor Areas

Gross Internal Measurements:

Basement: 32.8 sq m (353 sq ft)

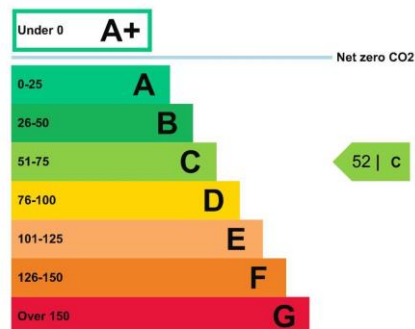
Ground, First and Second Floors: 302 sq m (3,267 sq ft)

Applicants to conduct their own surveys to confirm floor plans and areas prior to purchase.

We have not tested any of the mains services.

EPC

EPC Rating C. Certificate available on request.



Floor Plans

Available.

Vacant Possession

For Sale with vacant possession.

Price

Offers around £300,000.

VAT will not be applicable on the purchase price.

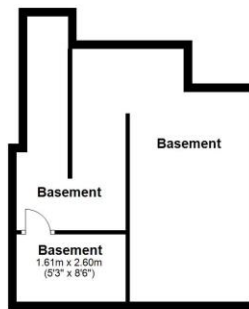
RESTAURANT



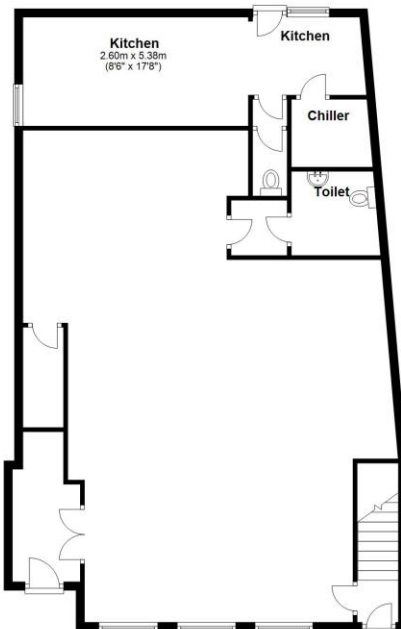
FUNCTION ROOM



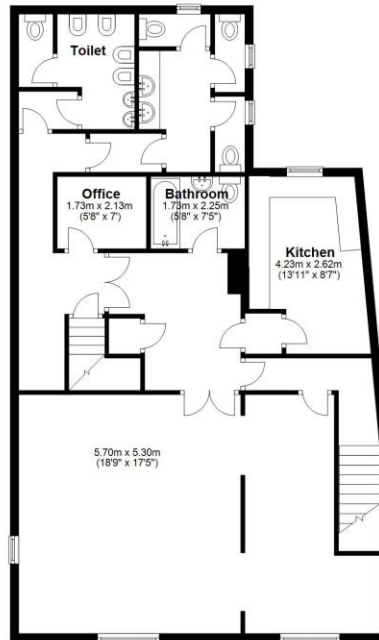
Basement
Approx. 32.8 sq. metres (353.5 sq. feet)



Ground Floor
Approx. 124.1 sq. metres (1335.8 sq. feet)



First Floor
Approx. 112.9 sq. metres (1215.4 sq. feet)



Second Floor
Approx. 86.8 sq. metres (927.0 sq. feet)



Total area: approx. 336.5 sq. metres (3621.6 sq. feet)

VIEWING

All viewings strictly by appointment through the sole selling agent, Raybould & Sons.

Contact: Trevor Raybould
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