

To Let
Offices

1,895 sq ft (176 sq m)

Bridge Chapel House, Sowter Road, Derby, DE1 3AT



- A late 17th Century Grade II listed office building
- Gas fired central heating
- Repairs and redecoration of external windows to be carried out
- Located adjacent Derby's inner ring road with easy access to the A38 and A52

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Location

Derby is an East Midlands city and lies at the heart of England enjoying excellent road communications.

Bridge Chapel House stands on the banks of the River Derwent within the Derwent Valley World Heritage Site and is located at the junction with Sowter Road, Duke Street and St Mary's Bridge adjacent Derby's inner ring road.

The A38 and A52 are also close at hand providing dual carriageway links to the M1 motorway at junctions 28 and 25 respectively. The A50 is accessed via Raynesway (from the A52) and links junction 24a of the M1 (at Kegworth) with junction 15 of the M6 (at Stoke).

The Premises

Bridge Chapel House adjoins one of only six bridge chapels left in the British Isles and stands beside the 18th-century St Mary's Bridge, which replaced a medieval bridge to which the chapel was originally attached.

Bridge Chapel House comprises a late 17th century three storey Grade II listed former dwelling house of red brick construction beneath pitched and tile clad roof.

Internally, the accommodation is arranged over three floors with WC facilities at ground and second floor levels and a kitchen/canteen to the first floor (see floor layout plans contained within these particulars).

Please note that the Trustees of St Mary's Bridge Chapel will retain use of those rooms coloured blue on the plans shown herewith during evenings and weekends. Those rooms will be accessed from the Chapel coloured orange over the route coloured yellow.

Accommodation

Floor areas are quoted on a Net Internal Area basis.

Ground Floor: 725 sq ft (84.1 sq m)

First Floor: 490 sq ft (80.8 sq m)

Second Floor: 680 sq ft (84.9 sq m)

Total Net Internal Area: 1,895 sq ft (176 sq m)

Please note that floor areas are provided for guidance only and interested parties are advised to rely only upon their own measurements.

Non-Domestic Rates

The Valuation Office online Rating List provides the following assessment:

Rateable Value (2023/24): £4,150

Services

Mains electricity, gas, water and drainage are available and connected.

We have not tested any of the services and interested parties should make their own investigations in order to verify the position and to satisfy themselves that the capacity of the services is adequate for their proposed use of the premises.

Town & Country Planning

We believe that the premises have a use falling within Class E of the Town & Country Planning (Use Classes) order 2021.

It is intended to let the premises as offices but Class E includes a wide range of potential uses and interested parties should determine whether their proposed use is acceptable to the landlord before proceeding further.

Interested parties should make their own enquiries of Derby City Council Planning Department to verify the current planning status of the property and to determine whether planning consent would be required for their proposed use of the building.

Energy Performance Certificate (EPC)

The property is a listed building.

Terms

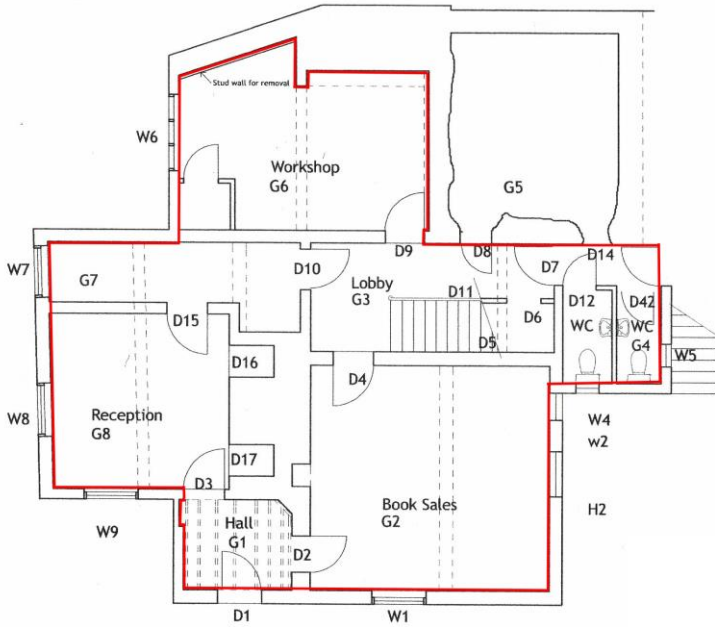
The premises are available to let by way of a new lease for a term of 3 years.

The Tenant will be responsible for maintaining the interior of the premises and of the curtilage of the premises and for the of mains services and Non-Domestic Rates (if payable).

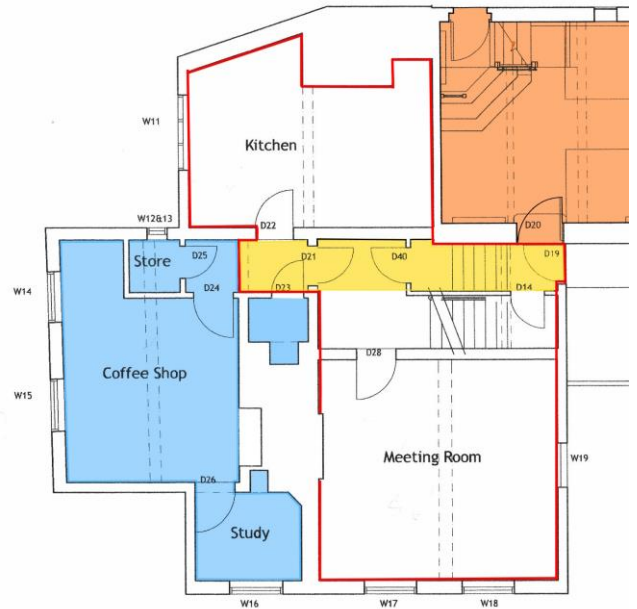
The Landlord will responsible for the maintenance of the exterior of the building.

Incentives

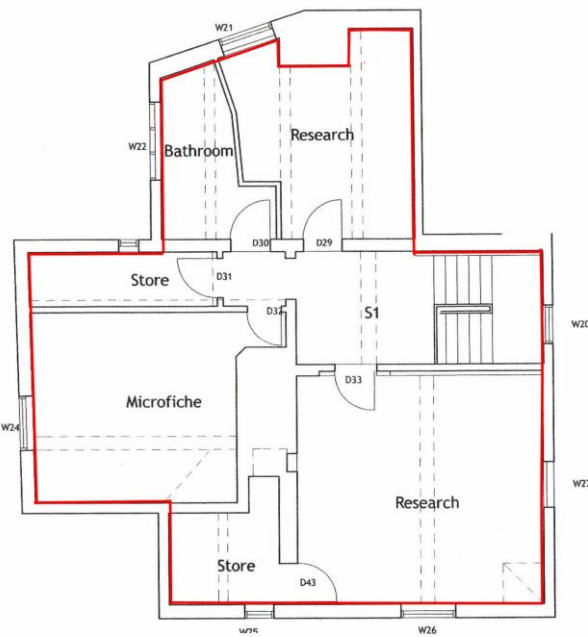
Incentives may be available in for internal redecoration and re-carpeting (where appropriate) – subject to terms agreed.



Ground Floor Layout Plan



First Floor Layout Plan



Second Floor Layout Plan

Costs

Each party to be responsible for their own legal and other costs incurred in this transaction.

Floor Plans

Please note that floor plans contained within these particulars are illustrative only.

They are **not** to scale.

Interested parties should rely only upon their own measurements recorded on site.

Rent

Upon application.

VAT

We are advised that VAT will not be payable on the purchase price and any charges.

Viewing

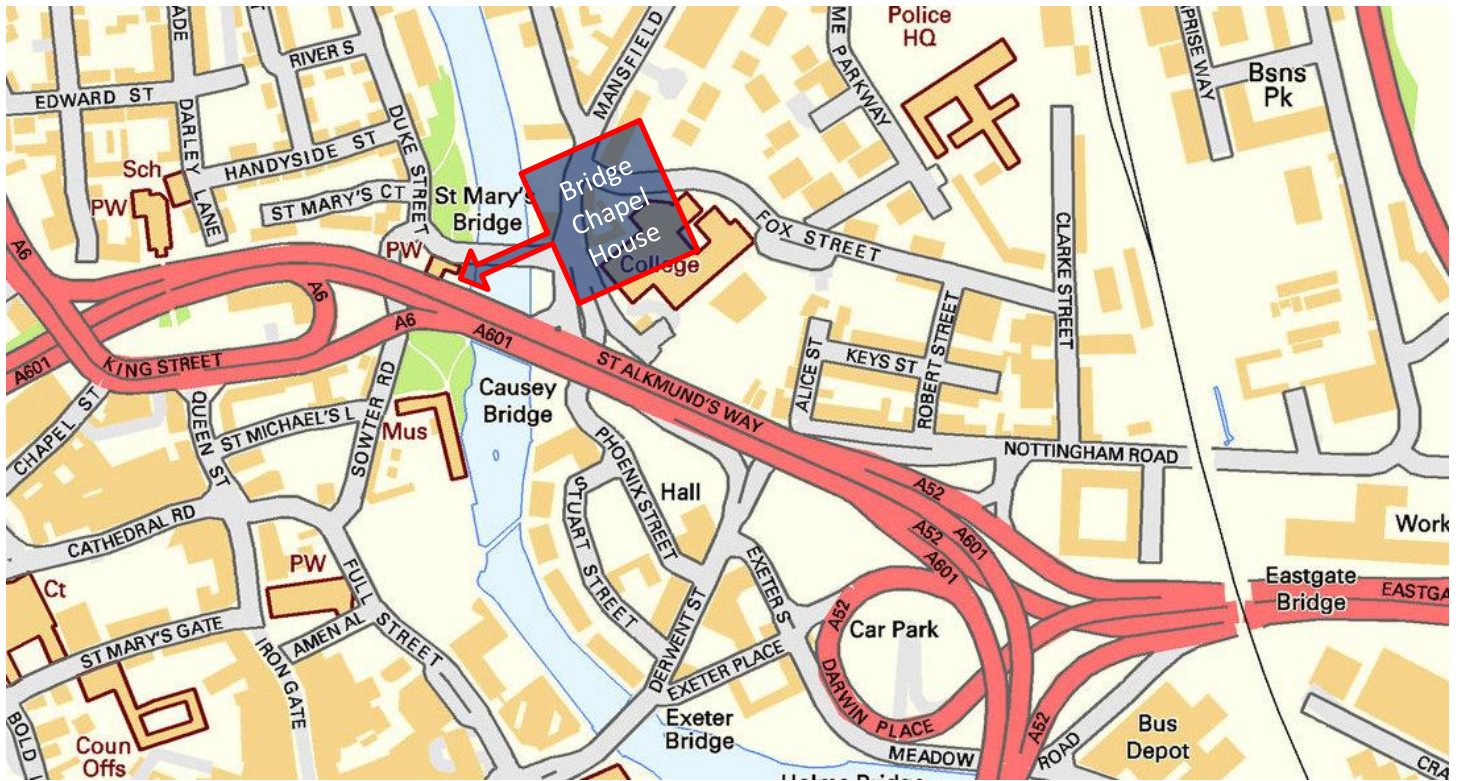
Viewings are to be made strictly by prior appointment with the Raybould & Sons, the sole letting agents.

Contact: Martin Langsdale

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Misrepresentation Act 1991

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