

To Let

Former Nightclub Premises

13,650 sq ft (1,268 sq m)

45 London Road, St Peter's Quarter, Derby, DE1 2PA



- Arranged over four floors, plus mezzanine areas, and suitable for a wide range of uses – subject to Landlord's consent and any planning permission or other statutory consent
- Rental offers invited

01332 295555

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ST Peters QUARTER DERBY

Location

The premises are situated on London Road, in the St Peter's Quarter Business Improvement District, immediately The Derbion Shopping Centre.

Public transport links are good with bus stops nearby and a taxi rank being located on the opposite side of the road.

More information regarding the St Peter's Quarter Business Improvement District can be found here:

<http://www.stpetersquarter.co.uk/>

The Premises

Dated around 1935 the property comprises a substantial brick-built building in Art Deco style.

Features include glazed tiles and decorated frieze with bas relief figures at parapet level; 2 projecting flanking wings with semi-circular metal windows at each corner.

Originally built as the Gaumont Palace Cinema, the property was latterly occupied by the Odeon Cinema Company.

The ground floor premises are now occupied by Cosmo Restaurant and the upper floors, formerly Zanzibar Nightclub, are vacant and available to let.

Access is via ground floor entrance doors located either side of the Cosmo Restaurant entrance and by stairs to the upper floors.

Although previously used for hospitality and leisure purposes, the premises are suitable for a wide range of alternative uses – subject to the Landlord's consent and any necessary planning or other, statutory, permission.

Accommodation

Measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.

First Floor:	3,693 sq ft (343.1 sq m)
Mezzanine:	5,976 sq ft (555.2 sq m)
Second Floor:	625 sq ft (58.1 sq m)
Third Floor:	709 sq ft (65.9 sq m)
Fourth Floor:	256 sq ft (23.8 sq m)
Mezzanine:	2,392 sq ft (222.2 sq m)

Please note that all floor areas quoted are approximate and should not be relied upon.

Interested parties are advised to check them on site to guarantee accuracy.

Non-Domestic Rates

The premises were taken out of the Rating List on 31st March 2017 and will require to be re-assessed once re-occupied.

Services

We believe mains services are available.

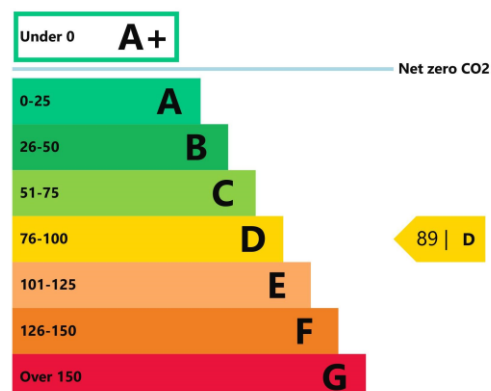
We have not tested any of the services and interested parties should make their own investigations in order to verify the position and to satisfy themselves that the capacity of the services is adequate for their proposed use of the premises.

Town & Country Planning

Interested parties should make their own enquiries of Derby City Council Planning Department to verify that this is the current position and to determine whether planning consent is required for their proposed use.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Lease Terms (subject to contract)

The premises are available to let by way of a new lease/tenancy on terms to be agreed.

The tenant will be responsible for a fair proportion of the cost of repairs and maintenance to the exterior of the building and any common areas.

Annual Rent

Rental Offers are invited.

VAT

Please confirm whether VAT is payable on the rent/charges.

Costs

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

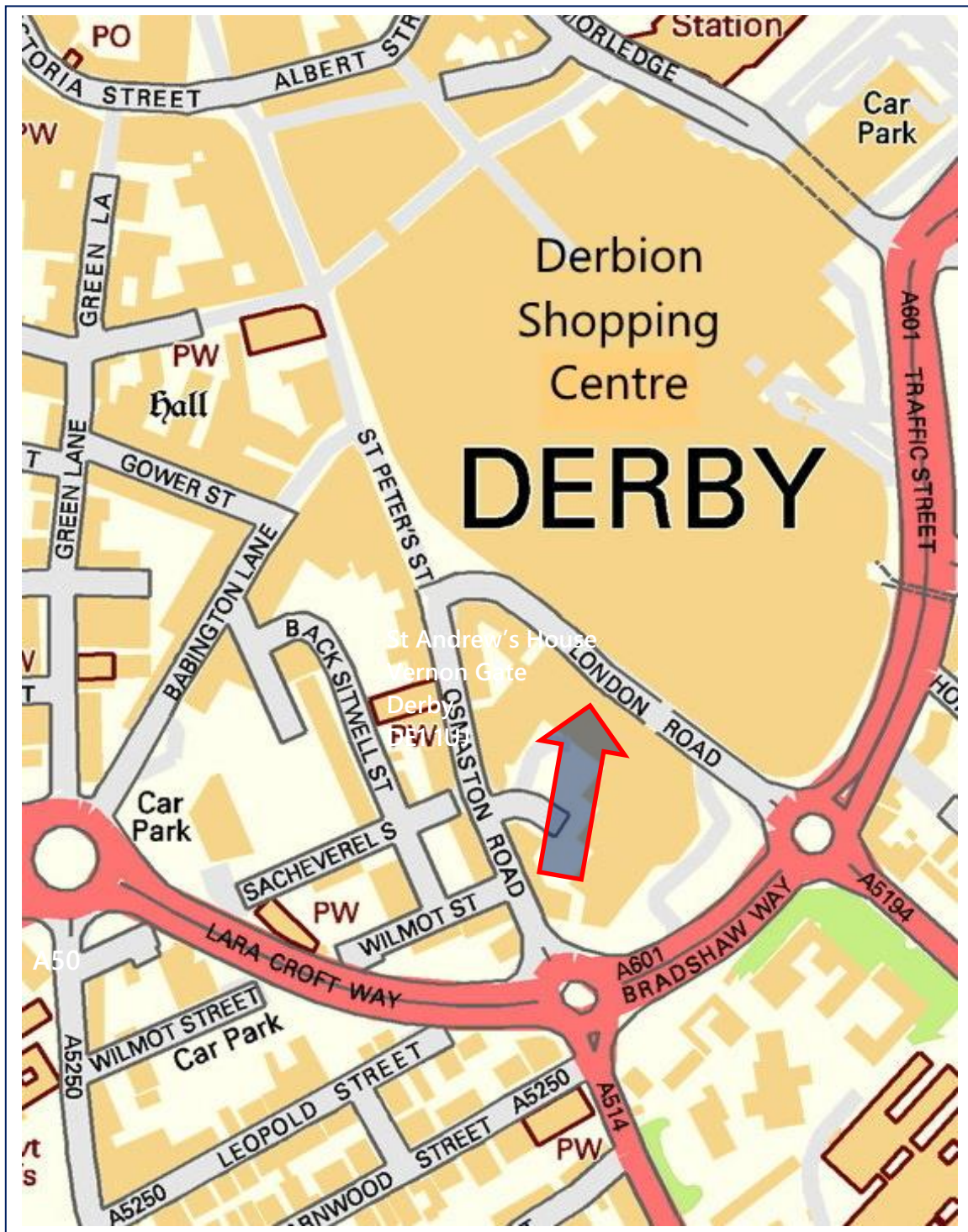
Viewing

All Viewings to be strictly by prior appointment through the sole selling agents, Raybould & Sons.

Contact: Martin Langsdale

Tel: 01332 295555

Email: martin@raybouldandsons.co.uk



Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property whose 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

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