

TO LET | £21,500 Per Annum Exclusive

High Quality Retail / Use Class 'E' Unit



54, Sadler Gate, Derby, Derbyshire, DE1 3NQ

1,984 Sq Ft | 184.31 Sq M



DB

DAVID BROWN

COMMERCIAL



Location

Sadler Gate forms part of the Cathedral Quarter Business Improvement District being one of the main pedestrianised retail pitches in Derby city centre.

The street provides a number of high-quality niche retail occupiers, professional services firms, bars, coffee shops, restaurants and public houses within a characterful and historic setting close to Derby Cathedral.

The property is prominently located on the south side of Sadler Gate. Nearby occupiers include Nandos, BEAR and The Old Bell Public House.

The Subject is situated close to the Victorian Market Hall which is currently undergoing a multimillion-pound redevelopment to create a destination venue with various stalls, a food court and entertainment space.

Other notable developments nearby include the planned redevelopment of the Assembly Rooms site, the refurbishment of the Guildhall and the imminent construction of the new 3,500 capacity venue at Becketwell.

Description

The unit comprises a self-contained ground floor retail unit with a large double retail frontage to Sadler Gate.

Internally the unit provides open plan retail sales over ground floor with additional cellarage. The specification provides laminate floors, wallpaper walls, suspended ceilings and air conditioning.

Externally the property benefits from two pedestrian accesses off Sadler Gate.

Accommodation

We have measured the property according to Net Internal Area (NIA):

Description	Sq Ft	Sq M
Ground Floor Retail	538	49.98
First Floor Stores	469	43.57
Second Floor Stores	498	46.26
Third Floor Stores	479	44.5
Basement	484	44.96
TOTAL NIA	1,984	184.31

Tenure

Leasehold.

Services

It is understood the electricity, water and drainage are connected to the property.

Planning

The premises have planning consent for retail 'E' use. Other uses may be permitted (subject to planning).

VAT

Not applicable.

Deposit

A deposit may be payable subject to status.

Business Rates

We understand that the property is combined with 13 Market Place for rating purposes and would need to be split. Occupiers should make their own enquiries with Derby City Council.

Lease Terms

The property is available to let on new full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

EPC

An EPC is in preparation.

Insurance

The landlord will insure the premises and re-charge the premium to the tenant.

Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

Additional Information

Rent

£21,500 Per Annum Exclusive

Viewing

Viewing is strictly by prior appointment please contact Michael Green for further information.

Michael Green

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