

TO LET | £36,000 Per Annum Exclusive

High Quality Use Class E Unit



5, Iron Gate, Derby, Derbyshire, DE1 3FJ

2,079 Sq Ft | 193.14 Sq M

**DB**

DAVID BROWN

COMMERCIAL





## Location

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

The street provides a number of high-quality niche retail occupiers, professional service 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 east side of Iron Gate. Nearby occupiers include Nando's and BEAR.

## Description

The unit comprises a substantial use class E unit with large retail frontage to Iron Gate forming part of a larger three-storey attractive period property of brick elevations beneath a pitched tiled roof.

Internally the unit provides open plan retail sales to the ground floor with a first-floor staff room, WCs and basement stores.

The specification includes laminate floors, painted plaster walls, suspended ceilings, artificial lighting and air conditioning. The glazed retail frontage has the benefit of a roller shutter.

Externally the property has pedestrian access from Friar Gate. There is a service yard to the rear for loading.

## Accommodation

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

Description	Sq Ft	Sq M
Retail Sales	1,885	175.12
First Floor	194	18.02
<b>TOTAL NIA</b>	<b>2,079</b>	<b>193.14</b>

## Tenure

Leasehold.

## Services

We understand that electricity, drainage, water and air conditioning services are connected to the property.

## Planning

The premises have planning consent for Class E use. Other uses may be permitted (subject to planning). The property is situated within the Derby City Conservation Area.

## VAT

VAT is applicable at the prevailing rate.

## Deposit

A deposit may be payable subject to status.

## Business Rates

£30,250 as of the 2023 VOA rating list.

## 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 insures the property and the tenant is responsible for reimbursing a proportion of the premium annually.

## 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

£36,000 Per Annum Exclusive

### Viewing

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

**Michael Green**

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