

TO LET | £7,800 Per Annum Exclusive

Retail / Class 'E' Unit



Ground Floor 116, Friar Gate, Derby, Derbyshire, DE1 1EX

249 Sq Ft | 23.13 Sq M

DB

DAVID BROWN

COMMERCIAL





Location

The property is located on Friar Gate in the heart of the Friar Gate conservation area, within a comfortable walk of the facilities on offer in Derby City Centre.

Friar Gate (A52) is a main arterial route leading west out of Derby and connects Derby City Centre with the A38 at the junction with Ashbourne Road and Markeaton Island.

The area is characterised by a number of fine period buildings, many dating from the Georgian era and which are now converted to use as professional offices, bars and shops.

Description

The property comprises a self-contained ground floor retail unit with a glazed frontage to Friar Gate within a larger period building.

The property benefits from tiled flooring, painted timber skirting, painted plaster walls, suspended ceilings, spotlights and W/C facilities.

The W/C facilities are located towards the rear of the property which benefits from laminate flooring.

Tenure

Leasehold

Services

We understand that electric, water and drainage are connected to the property.

Planning

Use Class E

VAT

VAT is applicable at the prevailing rate.

Deposit

A three month deposit may be payable subject to status.

Business Rates

£3,250 as of the 2023 VOA rating list.

EPC

E (125) valid until August 2028.

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 the 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

£7,800 Per Annum Exclusive

Viewing

Viewing is strictly by prior appointment please contact Ash Elliott for further information.

Ash Elliott

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