
Basement Shop 8-9 Sadler Gate |

Derby | DE1 3NF |

Quirky basement premises situated on popular street of Sadler Gate

67.68m² (729ft²)



- Excellent position on Sadler Gate
- Newly refurbished
- Street level window display
- A1 (Shops) planning consent
- Nearby occupiers include; Dr Martens, Joules, White Stuff, Jack Wills and Doughnotts
- Rent £10,000 per annum



To Let



Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time.

The premises is well located in the heart of Derby's Cathedral Quarter, within the niche fashion pitch of Sadler Gate. Nearby occupiers include; Dr Martens, Joules, Jack Wills, White Stuff, Cruise Clothing, Canopy, Doughnotts, Vision Express, Keith Hall Hairdressing and Silvarious.

The Property

The premises comprise a basement retail unit with shop frontage at street level.

Servicing is from the front of the premises.

Accommodation

The property comprises the following floor areas:

Area	M ²	Ft ²
GF window display	4.80	52
Basement sales	51.27	551
Basement stores	11.61	125
Total	67.68	729

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



Lease

The premises are available by way of a Full Repairing and Insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:

£10,000 per annum

VAT

We confirm VAT is applicable at the prevailing.

Legal Costs

Each party is to be responsible for their own legal costs and all other professional costs incurred in the transaction.

Business Rates

We are advised by Derby City Council Business Rates Department that the premises hold the following rateable value:-

£3,650

(The current small business multiplier is 0.48. All interested parties are advised to make specific enquiries with the local billing authority in regards to small business rates relief).

Planning

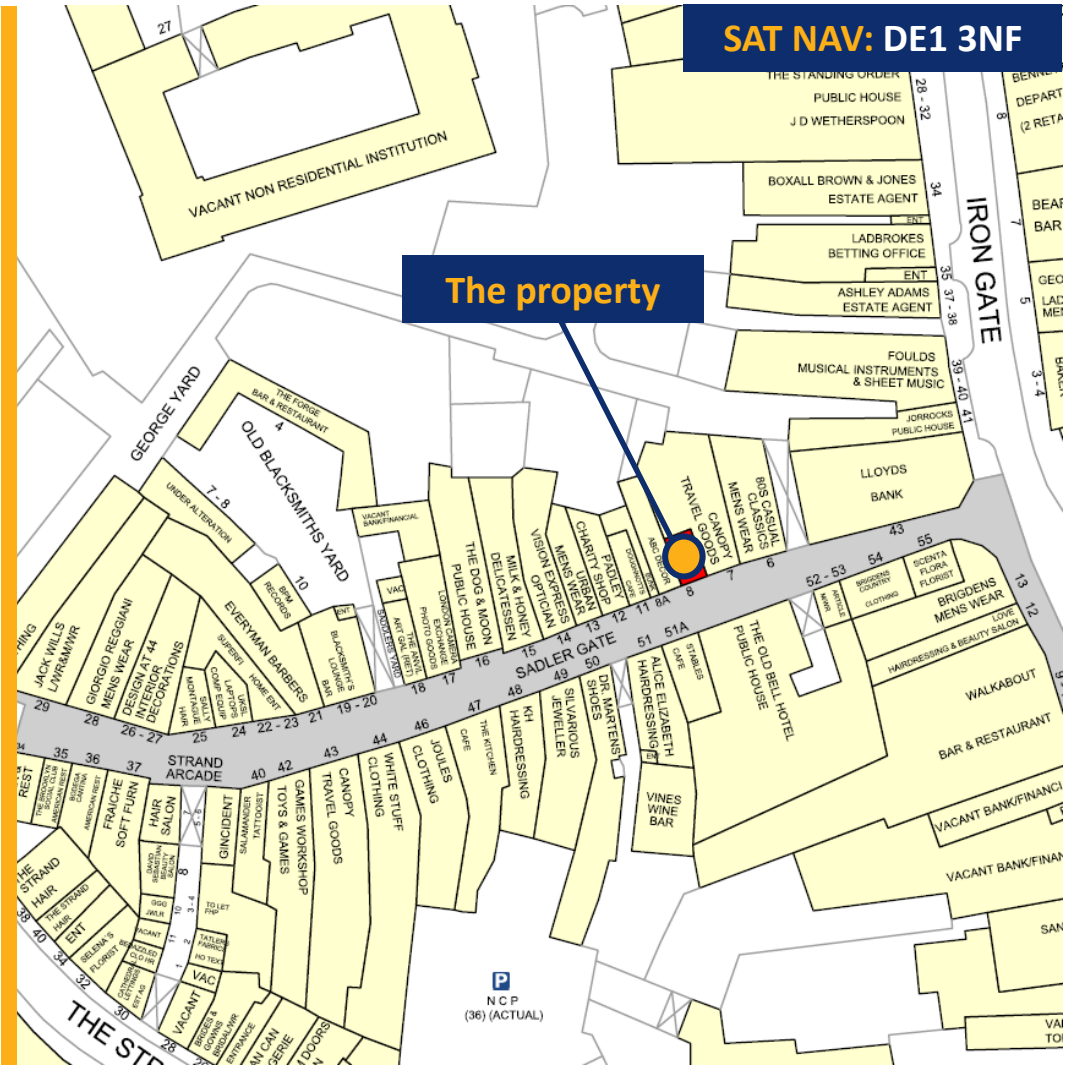
The current planning use is:-

Class A1 (retail)

Other use's will be considered subject to planning.

SAT NAV: DE1 3NF

The property



For further information or to arrange to view please contact:

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