

To Let

Beautiful Shop/Office

844 sq ft (78.4 sq m)

26 The Strand, Cathedral Quarter, Derby, DE1 1BE



- Restored in 2009, with new shop front, internal oak staircase to useful First Floor.
- Part of neo classical style parade of shops in The Strand, Derby.
- New gas fired heating.
- Part of the famous neo-classical designed crescent of shops and offices in The Strand, Derby

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raybouldandsons.co.uk

Location

No.26 The Strand is situated in the heart of the Cathedral Quarter in the neo classical parade of shops and offices in the Strand (one of Derby's finest streets).

The Cathedral Quarter is a niche area for long established family businesses.

Major nearby attractions include the Museum and Art Gallery on The Strand, the new 3,500 people capacity Performance Centre off Victoria Street, known as the Vaillant Centre, and the £35 million refurbished Market Hall in the Cornmarket.

The nearby Strand Arcade of shops includes the famous Foulds Guitar shop.

Nearest car park – Bold Lane – 500 spaces.

Metered on-street parking on The Strand.

Buses on Bold Lane.

Accommodation

The accommodation is arranged over two floors as follows:

Ground Floor Sales /Office

With marble stepped entrance, quality shop front and high ceilings

Average depth: 9.9m

Max width: 6.1m.

Approx Floor Area – 53 sq m (570 sq ft) – plus toilet.

Modern oak staircase to:

First Floor

Superb area comprising 3 rooms, totalling 48.00 sq m (518 sq ft).

Fine views onto the Art Gallery opposite.

Additional space

Access to adjoining professional offices can be made available at first floor level.

Services

Mains water, electricity and drainage. Heating is by newly installed gas fired heating. LED lighting to ground floor.



Non-Domestic Rates

Shop and Premises

Rateable value: £9,400

Small Business Rates Relief up to 100% may be available.

Applicants to make their own enquiries to Derby City Council.

Town & Country Planning

The property traditionally is an A1 retail use shop (Class E (a) in the current Town Planning Use Guide).

The building is Grade 2 Listed and is situated in a Conservation Area.

The property cannot be used for hot food takeaway.

Ideal uses – Quality Retail or Professional Offices.

Lease Terms

The property is available by way of a new lease for a term to be agreed.

The tenant will be responsible for maintaining the shop interior and quality fittings, the plate glass shop windows and entrance door, and a proportionate share by way of a service charge for maintaining the exterior of the main structure.



Rent

£18,000 per annum, payable monthly in advance. VAT is currently not charged but the landlord reserves the right to do so in the future.

Outgoings

The tenant is responsible for all business rates, water rates, sewerage charges, electricity costs, refuse charges direct to the relevant authorities.

Floor Plans

Available upon request.

Energy Performance Certificate (EPC)

An EPC has been commissioned and will be available shortly.

Legal Costs

Each party to the transaction will bear their own legal costs.

Ownership

The property is owned by a partner of Raybould & Sons

Viewing

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

Contact: Trevor Raybould

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