

107 Friar Gate
Derby | DE1 1EX

Prominent retail, studio or office opportunity in busy City Centre location

158m² (1,700ft²)



- Prominent position on Friar Gate
- Suitable for retail, studio or offices
- Fitted for immediate occupation
- Available on new lease terms
- Rent £16,000 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 City is also home to Derby University, where approximately 17,500 students are enrolled.

The premises occupy a prominent position on Friar Gate, within Derby City Centre. Friar Gate has long been established as one of the prime food, drink and leisure destinations within the city, as well as a professional office location.

Over recent years the area has become increasingly popular as a “City Living” location with the adjacent Heritage Gate complex

The Property

The premises comprise a ground floor retail showroom that has been fitted to a high standard as a photography studio. The accommodation includes a reception area, office space, double height studio and ancillary kitchen and WC facilities.

Accommodation

The property comprises the following approximate net internal floor areas:-

Area	M ²	Ft ²
Ground floor	158	1,700

(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 Terms

The property is available by way of an effective Full Repairing and Insuring lease at a rent of:

£16,000 per annum exclusive

Service Charge

The current premium for the year is £1,950.

VAT

VAT will be payable at the prevailing rate.

Business Rates

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

£16,000

(The current UBR is 49.1p. Interested parties are advised to make their own specific enquiries with the local billing authority).

Planning

The property benefits from planning consent for:-

A1 (Shops)

Other uses will be considered subject to planning.

Legal Costs

Each part is to be responsible for their own legal costs incurred in connection with this transaction.

Energy Performance Certificate

The property has an EPC rating of D (82).



The property

For further information or to arrange to view please contact:

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