



43 Iron Gate, Derby, Derbyshire DE1 3FT

CITY CENTRE RETAIL/LEISURE

- > **7,623 sq ft (708.2 sq m)**
- > **Excellent position on Iron Gate overlooking the Market Place**
- > **Located in the heart of the historic Cathedral Quarter**
- > **Suitable for a variety of uses, including conversion of upper floors**

For enquiries and viewings please contact:



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Location

The property is situated in the heart of the historic Cathedral Quarter in the best position at the head of Iron Gate, overlooking the Market Place at the junction with Sadler Gate.

Iron Gate, Sadler Gate and the nearby Friar Gate have long been regarded as the principal food and drink circuit for the city centre. Iron Gate itself has a wide mix of national, regional and independent retailers, restaurant/bar operators and office occupiers.

There are ample parking facilities within a short walk.

Description

Attractive Grade II Listed Georgian period property of traditional brick construction under a predominantly pitched tiled roof with a small asphalt flat roof section. The main building is of three storeys and incorporates No 42 and 43 Iron Gate, with a two storey section to the rear incorporating No 4 Sadler Gate.

The premises were occupied by Lloyds Bank for a number of years and has a double entrance door leading into the former banking hall on the ground floor, with large open plan space and modular offices and wc's. The upper floors provide a range of offices and ancillary areas including kitchen and w.c. facilities. There is useful basement storage. The premises benefit from lift access to upper floors.

There is a separate access off Iron Gate leading to the main staircase accessing the upper floors, allowing the property to be split with the upper floors suitable to let separately as offices or potential conversion to residential.

To the rear there is a separate entrance access via a passageway off Sadler Gate to facilitate with room for a car or truck to load/unload.

Accommodation

	Sq M	Sq Ft
Ground Floor	249.8	2,689
First Floor	268.9	2,895
Mezzanine Floor	19.5	210
Second Floor	126	1,356
Third Floor under Eaves	29	312
Basement	15	161
Total	708.2	7,623

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The premises have Class E(c)(i) Financial Services Consent, falling within Class E (Commercial, Business and Services use), making the premises suitable for uses such as a shop, cafe, restaurant, office

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Alternatively the property is available freehold with vacant possession

Business Rates

The property is currently listed as Bank and Premises and has a rateable value of £58,000. Source VOA website

Price/Rent

On application

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC is not required as the building is Grade II listed.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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