

TO LET

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25 YEARS
OF PROPERTY
CONSULTANCY

Prominent Ground Floor Retail Premises

25 Curzon Street, Derby DE1 1LH



Leasehold: £25,000 per annum exclusive

- Ground floor retail premises providing predominantly open plan accommodation with an approximate total net internal area of 196.12 m² / 2,111 sq.ft.
- The property benefits from flexible consent for variety of uses which fall within planning use classes A2, A3, A4, A5 and B1a.
- Prominent frontage within Derby's main leisure and nightlife circuit.
- Nearby occupiers include Revolucion de Cuba, Turtle Bay, Bistrot Pierre, The Spice Lounge, Fat Cat Café Bar, The Friary, The Bishops Blaise, Spanish Bar Lorentes, The Distillery and Zizzi.



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Location

The property is located within Derby City Centre, on Curzon Street, close to its junction with Friar Gate, Cheapside, Bold Lane and Sadler Gate.

This location is part of the historic centre of Derby and remains at the 'heart' of the main leisure and nightlife circuit for the City. The area has remained as the location of choice for the high quality restaurateurs, bars and pubs and is close to city centre office occupiers and residential occupants.

Nearby occupiers include Revolucion de Cuba, Turtle Bay, Bistrot Pierre, The Spice Lounge, Fat Cat Café Bar, The Friary, The Bishops Blaise, Spanish Bar Lorentes, The Distillery and Zizzi.

Description

The property comprises a prominently positioned ground floor retail premises which benefits from an attractive new frontage, display windows and access doors.

Internally, the accommodation is predominantly open plan and is presented to a shell specification, ready for the incoming tenant's fit out works.

Accommodation

The premises comprise:-

Net Internal Area	196.12 m ² / 2,111 sq.ft.
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Rates

The property has recently been reconfigured and is yet to be re-assessed for rating purposes. Interested parties are advised to contact the marketing agents to gain an indicative figure.

Planning

The property benefits from flexible consent for a variety of uses which fall within planning use classes A2, A3, A4, A5 and B1a.

Additionally, we understand that the property benefits from a premises licence to sell alcohol or provide 'licensable activities' between the hours of 10.00am – 4.00am.

Lease Terms

The premises are available to let by way of a new full repairing and insuring lease for a term to be agreed.

Rent

Rental offers are invited in the region of £25,000 per annum exclusive of rates and all other outgoings.

Services

It is understood that all mains services are connected to the property.

VAT

We confirm that all figures quoted are exclusive of VAT.

Legal Costs

The incoming Tenant is to be responsible for the Landlord's reasonably incurred legal costs in connection with this transaction.

Energy Performance Certificate

The property has an EPC assessment of C65.



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Anti-Money Laundering

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/Lessee.

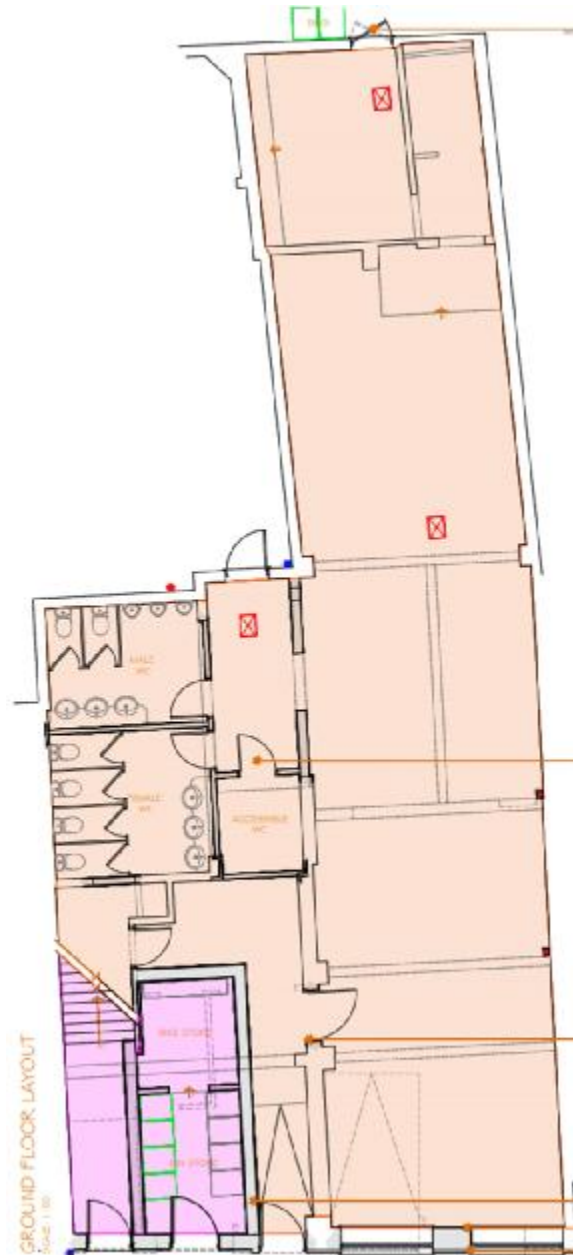
Viewing and Further Information

To discuss this opportunity further or to arrange a viewing please contact sole agents, Salloway:-

Tel: 01332 298000

Email: hberesford@salloway.com / wspeed@salloway.com

Floor Plan



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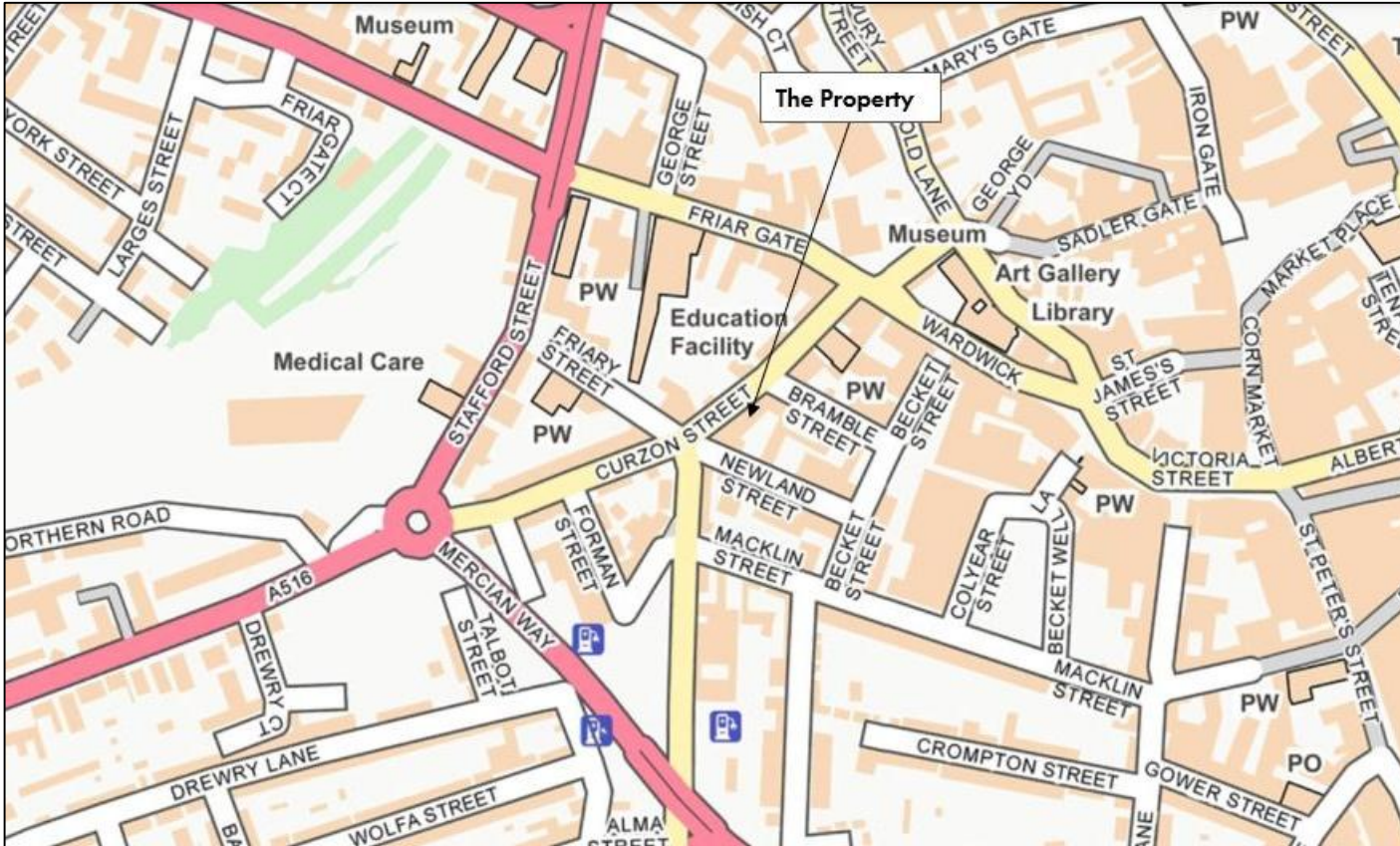
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