



18 Sadler Gate, Derby, Derbyshire DE1 3NH

RETAIL/BAR/LEISURE

- ▶ **Retail premises of 1,624 sq ft**
- ▶ **In the heart of Derby's historic Cathedral Quarter**
- ▶ **Suitable for a variety of uses, subject to planning**

For enquiries and viewings please contact:



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Location

Sadler Gate is an attractive pedestrian thoroughfare in the heart of Derby's historic Cathedral Quarter and offers a mix of boutique retailers, café/bars and restaurants.

Sadler Gate along with the adjacent Iron Gate and Friar Gate form the main food, drink and leisure circuit for the city centre.

Description

An attractive three storey building of traditional brick construction under a pitched tiled roof with wooden casement windows.

Previously occupied as a bar/cafe the premises offers accommodation over three floors with traditional wooden floors throughout, w.c. facilities on the first and second floors and bin store accessed from the rear.

Accommodation

	Sq M	Sq Ft
Ground Floor	27.6	297
First Floor	72.3	778
Second Floor	51	549
Total	150.9	1,624

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

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

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

Business Rates

The property is currently listed as Shop and premises and has a current rateable value of £9,900. Subject to status the tenant may qualify for 100% rates relief. Source: VOA

Rent

Rental on application.

VAT

We have been advised that VAT is payable.

Legal Costs

Each party is to bear their own legal costs incurred with this transaction.

EPC

A copy of the EPC is available on request.

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