

### TO LET



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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MAKE A GREAT DECISION

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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  $\pm 9,900$ . 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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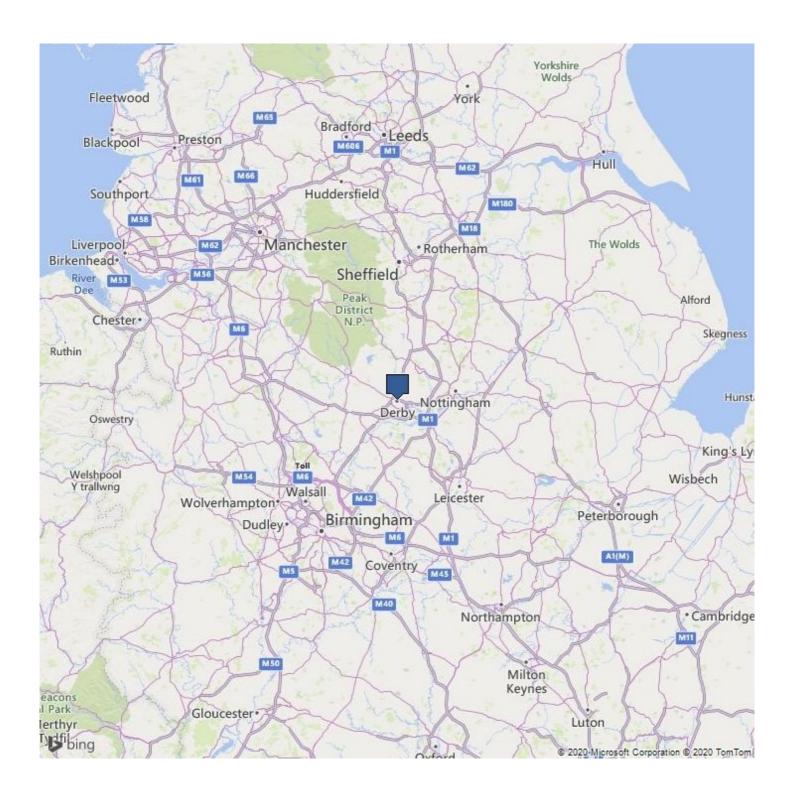




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