

11 Sadler Gate | Derby
DE1 3NF |

Income producing retail investment well placed in Derby City Centre

Current income £20,000 p.a



- Three storey retail premises
- Centrally located in the heart of the Cathedral Quarter on Sadler Gate
- Let to Doughnotts Derby Limited
- Passing rent £20,000 per annum
- Offers invited at £299,950

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For Sale



Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time.

The premises are well located in the heart of Derby's Cathedral Quarter within the boutique fashion pitch of Sadler Gate.

Sadler Gate provides a mix of independent and national retailers in addition to a mix of new bars and restaurants.

Nearby occupiers include; Dr Martens, Joules, White Stuff, Vision Express, Cruise Clothing, and Canopy.

Accommodation

The property comprises a mid terraced three storey building of brick construction with tiled pitched roof.

The accommodation presents well and has been maintained throughout to an excellent standard.

The ground and first floor consists of open plan sales space. The second floor provides cellular storage rooms/offices.

Area (NIA)	M ²	FT ²
Ground floor	48.12	518
First floor	58.53	630
Second floor	35.39	381
Total	142.04	1,529

Derby City Centre



Tenure

Freehold – subject to existing leases.

Tenancy

The lease is held by Doughnotts Derby Limited.

The premises are currently held on a 5 year Full Repairing and Insuring lease contracted outside the Provisions of The Landlord & Tenant Act 1954 Part II effective from 03/07/17.

The passing rent is £20,000 per annum. There is a tenant rent deposit of £5,000 in place.

There is a tenant only option to break on the expiry of the third year of the lease.

Price

Offers are invited at:

£299,950

Planning

The premises are suitable for the following uses:

A1 (Shops)

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries with Derby City Council Planning Department on 01332 293 111).

VAT and Costs

Each side are to be responsible for their own costs.

The rent is subject to VAT. The sale will be as a TOGC transaction.

EPC

The property has an Energy Performance Certificate rating of D 84.

SAT NAV: DE1 3NF

The Property

For further information or to arrange to view please contact:

Darran Severn

T: 01332 224 854

M: 07917 460 031

E: darran@fhp.co.uk

Oliver Marshall

T: 0115 841 1142

M: 07887 787 885

E: oliver@fhp.co.uk

Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square, 10 Nottingham Road Derby, DE1 3QT

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