

# TO LET

Fully Fitted Bar/Restaurant Premises

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Ground Floor Restaurant Premises  
Travelodge Building, The County Ground  
Nottingham Road, Derby DE21 6DA



Leasehold: £40,000 per annum exclusive

- Fully fitted ground floor bar/restaurant premises with capacity for approximately 150 covers.
- Total Gross Internal Area of approximately 689.41 m<sup>2</sup> / 7,421 sq.ft. (VOA measured areas).
- Highly visible and prominent location.
- On-site parking provision for 19 vehicles.
- Considered suitable for a variety of alternative uses STP.



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



William Speed BA (Hons)

Tel: 01332 298000

Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

1 New Park Place, Pride Park  
Derby, DE24 8DZ

[salloway.com](http://salloway.com)





Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



William Speed BA (Hons)

Tel: 01332 298000

Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

1 New Park Place, Pride Park  
Derby, DE24 8DZ

[salloway.com](http://salloway.com)



## Location

The property is located within The County Ground, Nottingham Road, in a highly visible and prominent position adjacent to Pentagon Island, Sir Frank Whittle Road (A61) and Brian Clough Way (A52).

The County Ground is home to the Derbyshire County Cricket Club and forms an established leisure cluster approximately 1 mile to the east of Derby City Centre, incorporating a Travelodge Hotel and a Nuffield Health Fitness and Wellbeing Club.

## Description

The property comprises a ground floor bar/restaurant premises which is located within the 100 bedroom Travelodge Derby Cricket Ground building, but is self-contained and independent from the hotel.

To the front there is a large open plan bar/restaurant area with prominent curved display frontage facing Sir Frank Whittle Road and Pentagon Island. To the rear there are two private dining rooms, customer w/c facilities, extensive kitchen/preparation areas, storage accommodation and staff facilities.

Internally, the property presents to a high standard, incorporating dining space for approximately 150 covers.

Externally, the property benefits from parking provisions for 19 vehicles, located within a shared car park immediately to the front of the building.

## Accommodation

Based upon the Valuation Office Agency's measured areas, we understand the subject property to comprise:-

Total Gross Internal Area      689.41 m<sup>2</sup> / 7,421 sq.ft.

## Services

It is understood that mains electricity, gas, water and drainage are connected to the property.

## Business Rates

The property is listed on the Valuation Office Agency website as having a Rateable Value of £23,750. Interested parties are advised to contact the Local Planning Authority to confirm this figure.

## Planning

The property is understood to benefit from Use Class E (Commercial, Business and Service) planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

Interested parties are advised to confirm all planning queries with the Local Planning Authority.

## Lease Terms

The premises are available to let by way of a new full repairing and insuring lease for a term of years to be agreed which incorporate, where appropriate, 3 or 5 yearly rent reviews.

## Rent

The property is available to rent at £40,000 per annum exclusive of rates and all other outgoings.

## VAT

VAT is applicable on the transaction at the prevailing rate.



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



William Speed BA (Hons)

Tel: 01332 298000

Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

1 New Park Place, Pride Park  
Derby, DE24 8DZ

[salloway.com](http://salloway.com)





Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



William Speed BA (Hons)

Tel: 01332 298000

Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

1 New Park Place, Pride Park  
Derby, DE24 8DZ

[salloway.com](http://salloway.com)



## Legal Costs

Each party will be responsible for their own incurred legal costs in connection with this transaction.

## Service Charge

A service charge will be payable towards site maintenance and repair of all communal areas.

## Energy Performance Certificate

The subject building currently has an EPC rating of B-41 (reference 0790-0036-1189-5625-3002).

## 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 Lessee.

## Viewing and Further Information

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

Tel: 01332 298000  
Email: [hberesford@salloway.com](mailto:hberesford@salloway.com) / [wspeed@salloway.com](mailto:wspeed@salloway.com)

or John D Wood:-

Tel: 020 7629 9050  
Email: [georgecracknell@johndwood.com](mailto:georgecracknell@johndwood.com)



Hugo Beresford BSc (Hons)

Tel: 01332 298000  
Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



William Speed BA (Hons)

Tel: 01332 298000  
Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

1 New Park Place, Pride Park  
Derby, DE24 8DZ

[salloway.com](http://salloway.com)





Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



William Speed BA (Hons)

Tel: 01332 298000

Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

1 New Park Place, Pride Park  
Derby, DE24 8DZ

[salloway.com](http://salloway.com)





Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



William Speed BA (Hons)

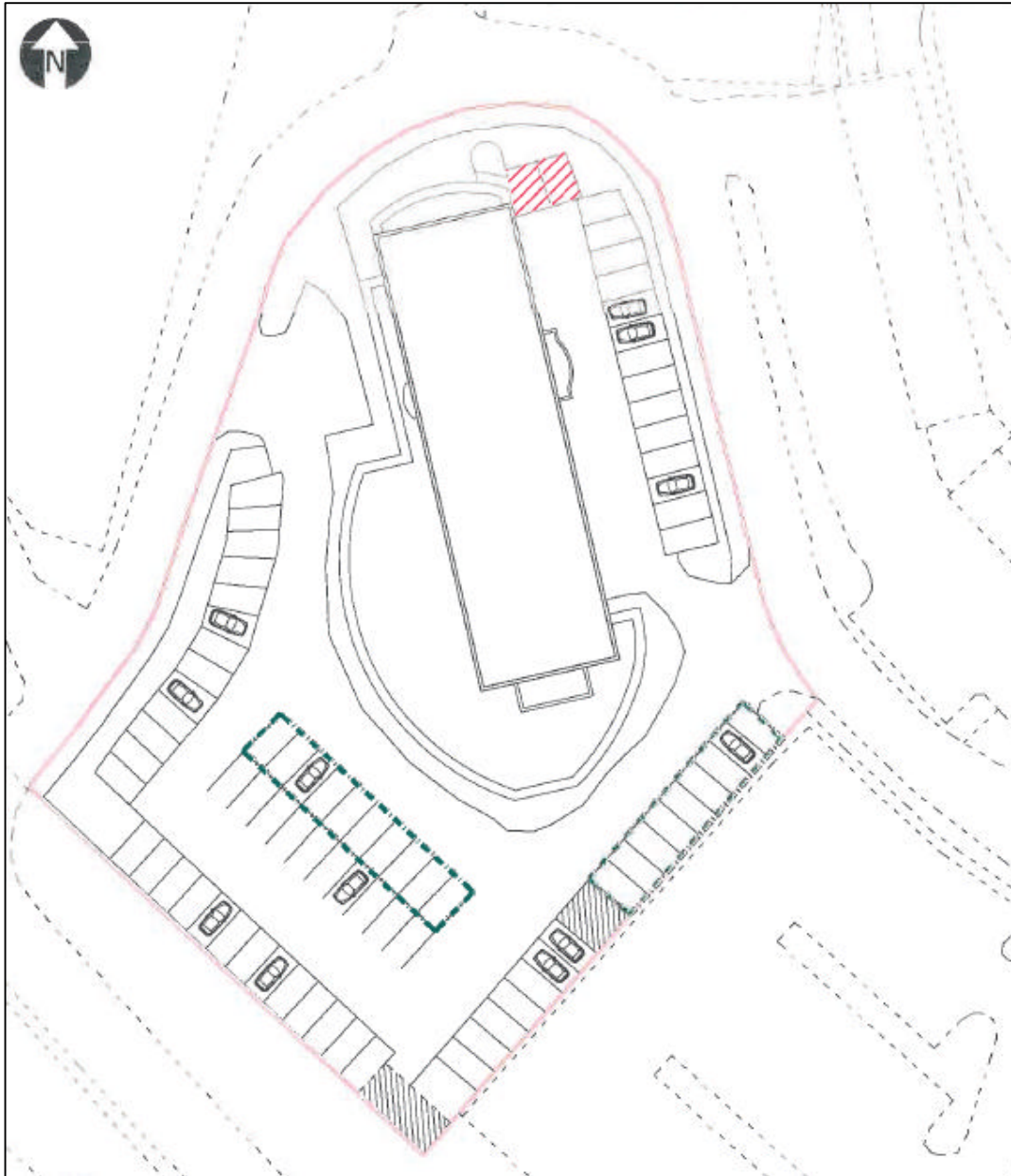
Tel: 01332 298000

Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

1 New Park Place, Pride Park  
Derby, DE24 8DZ

[salloway.com](http://salloway.com)





Indicative Car Park Plan



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



William Speed BA (Hons)

Tel: 01332 298000

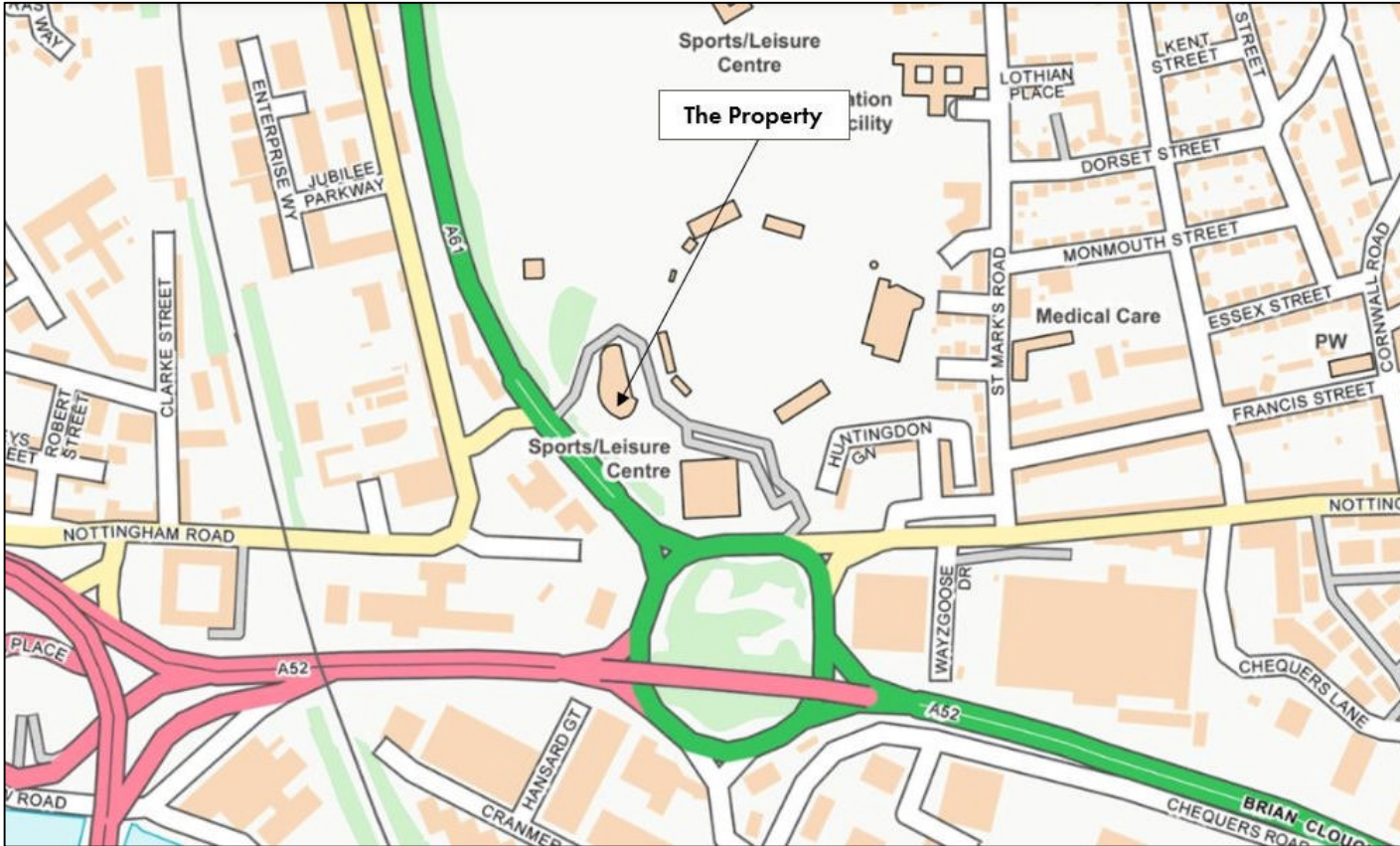
Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

1 New Park Place, Pride Park  
Derby, DE24 8DZ

[salloway.com](http://salloway.com)







© Crown copyright. All rights reserved. Licence number LIG01040

**This brochure is intended to be a guide only so please read these important notes:**

Salloway Property Consultants for themselves and for vendors or lessors of the property whose agents they are, give notice that this brochure has been prepared only as a general guide to assist interested parties and no part of its content constitutes part of an offer or contract. No reference within this brochure should be relied upon as a statement or representation of fact and **intending purchasers or tenants must therefore satisfy themselves** by inspection or otherwise as to the correctness of each of them. No person in the employment of Salloway Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property. All rents, prices and charges are quoted exclusive of VAT. Plans are not to scale and are reproduced for identification purposes only and any site boundaries shown are indicative only. © Crown copyright – Licence No. LIG01040.



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: [hberesford@salloway.com](mailto:hberesford@salloway.com)



William Speed BA (Hons)

Tel: 01332 298000

Email: [wspeed@salloway.com](mailto:wspeed@salloway.com)

1 New Park Place, Pride Park  
Derby, DE24 8DZ

[salloway.com](http://salloway.com)

