



57 Friar Gate, Derby, Derbyshire DE1 1DF

OFFICES

- ▶ **Therapy, Aesthetic and Consultation Rooms Uses**
- ▶ **From 191-207 sq ft**
- ▶ **Close to city centre and inner ring road**
- ▶ **All inclusive rentals from £450 pcm.**

For enquiries and viewings please contact:



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Location

Friar Gate is situated in one of Derby's most important conservation areas within the Cathedral Quarter.

Friar Gate is a main arterial route linking with the inner ring road, City Centre and A38 (Burton/Birmingham) and A52 (Nottingham/Ashbourne) network.

Description

57 Friar Gate is an attractive character Georgian period building occupied by the 57 Friar Gate Dental Practice.

Suites are decorated to a good standard and benefit from laminate flooring, recessed spot lighting, electric heaters and wash hand basin.

Suites would be suitable for various therapy, aesthetic and consultation uses.

There is a shared waiting room and w.c. accommodation.

Accommodation

	Sq M	Sq Ft
Ground Floor Suite	208	19.3
First Floor Suite	191	17.7
Total	37	398

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

Planning

The premises are suitable D1 clinic uses. Enquiries regarding proposed uses should be directed to the local planning department on 01332 640795.

Tenure

Ground Floor Suite - £585 per calendar month
First Floor Suite - £450 per calendar month
to include:-

Wifi connection
Business rates
Water rates
Buildings insurance
Service charge
Utilities

Cleaning of the suite and all telecoms are the tenants separate responsibility

Business Rates

Included within the rental

VAT

We have been advised that VAT is payable.

Legal Costs

Each party to pay their own costs incurred.

EPC

An EPC will be available on request.

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