



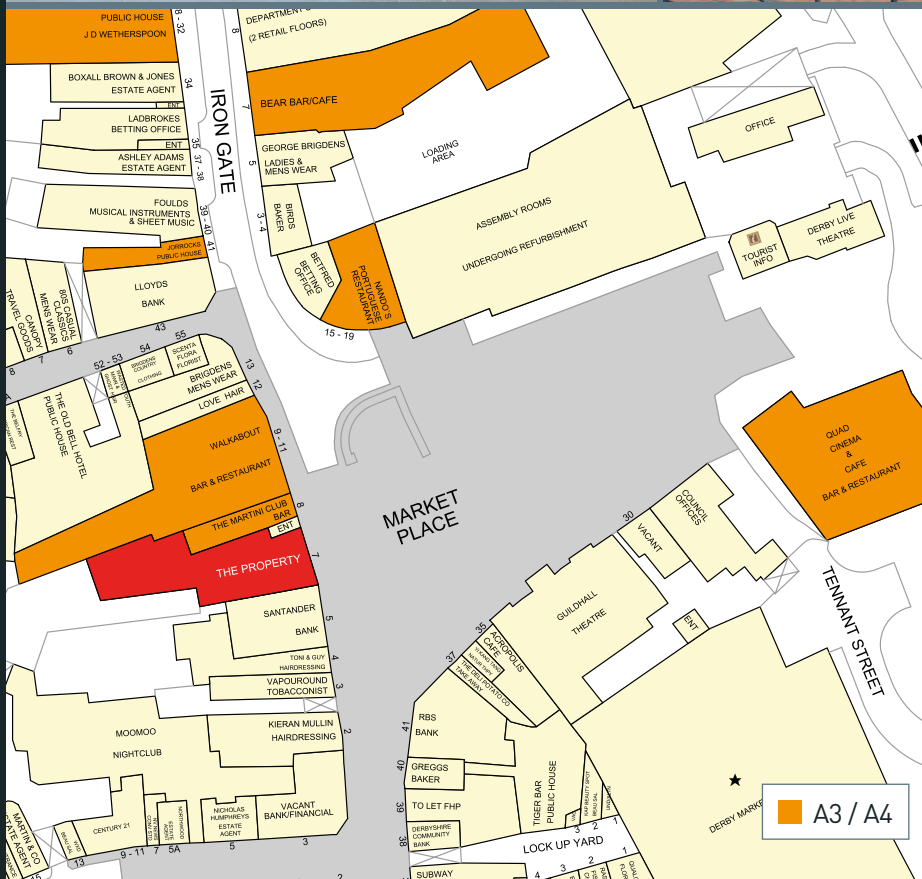
# 7

## MARKET PLACE

DERBY | DE1 3QE

Bar/Restaurant premises in prime leisure pitch  
**426 sq m (4,588 sq ft)**

- Prime position within Derby's leisure circuit
- Open plan accommodation
- A3 and A4 Planning
- Character building
- Immediately available



## MARKET PLACE DERBY | DE1 3QE

### LOCATION

Derby is situated in the heart of the UK and has a resident population of circa 250,000 with 2.2 million people within a 45 minute drive time. The city is also home to Derby University, where approximately 16,300 students study.

The premises are well located in the heart of Derby City Centre on Market Place and within the Cathedral Quarter. Nearby occupiers include Walkabout, Slug and Lettuce, Weatherspoons, Lloyds No 1, Nando's, Pizza Express and Bear.

High profile destinations within close proximity include Derby Quad and the Guildhall Theatre.

### THE PROPERTY

7 Market Place comprises a 17th Century Grade II listed building. The accommodation comprises an impressive former banking hall with additional rooms suitable for kitchens, WC's and back of house amenities. Mains services are connected including electricity, gas and water.

### ACCOMMODATION

Main hall	256 sq m	2,754 sq ft
Ground floor ancillary	30 sq m	328 sq ft
Basement	140 sq m	1,506 sq ft
<b>Total</b>	<b>426 sq m</b>	<b>4,588 sq ft</b>

### LEASE TERMS

The property is available on a new Effectively Full Repairing and Insuring lease at a rent of:

**£45,000 per annum exclusive**

A service charge will be payable for up keep and maintenance of the common areas.

### PLANNING

A1/A3/A4 uses granted.

### BUSINESS RATES

The property has a Rateable Value of £37,250. Interested parties are advised to make their own specific enquiries with Derby City Council.

### CONTACT



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