



**59 Wardwick, Derby, Derbyshire DE1 1HJ**

## **Retail**

- ▶ **1046 sq ft (97.2 sq. m)**
- ▶ **Includes dry lined lower ground floor; 422 sq ft (39.2 sq m)**
- ▶ **Located within the Cathedral Quarter, opposite Derby Museum**
- ▶ **Suitable for a range of High Street or Professional uses STP**

For enquiries and viewings please contact:



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### Location

The property is situated on the western side of Derby City Centre within the Cathedral Quarter. The Wardwick is generally regarded as Derby's prime leisure destination but this is intermixed with a range of professional and cultural uses. Derby's Museum and Art Gallery are located opposite, other nearby occupants include Revolucion de Cuba, Turtle Bay and a number of independent bars and cafes. The immediate area has recently benefited from significant investment with a number of developers converting approximately 10,000 sq ft of upper floor accommodation to student led residential living.

The property is well served by public transport and parking. Derby bus station is 0.5 miles to the east and ParkSafe Car Park is 0.1 miles to the north.

### Description

The available accommodation comprises a ground floor, self contained lock up shop that provides a well appointed trading area, split over two rooms with new kitchen and WC added to the rear. The lower ground floor has recently been dry lined and currently has two access points. Should it be required the staircase within the main shop floor can be over boarded.

The premises benefits from a recently restored shop front incorporating timber joinery and single glazing. This work was done under a Conversation Area grant and the works have considerably improved the aesthetics of the parade.

Externally the property has the benefit of separate side access to the rear and shared courtyard garden.

### Accommodation

	Sq M	Sq Ft
Ground Floor	57.9	623
Basement Storage	39.2	422
<b>Total</b>	<b>97.2</b>	<b>1,046</b>

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

### Services

We understand all mains services, with the exception of gas are connected to the property.

### Planning

The building is situated within the City Centre Conservation area. Subject to Prior Approval buildings with A1, A2,A3, A5, B1, D1 and D2 uses may be permitted to change use for a single period of up two years to A1, A2, A3 and B1 uses. For further details please contact the local planning authority.

### Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Business Rates

The Basement and Ground Floor are to be assessed for Rating purposes. Source: VOA

### Rent

The property is available to rent for £14,000 per annum exclusive

### VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises has an EPC assessment of: D (81).

Date Produced: 06-Feb-2020





