

TO LET

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Cathedral Quarter Retail Premises

37 Sadler Gate, Derby DE1 3NR



Leasehold: £21,000 per annum exclusive

- Situated on the main pedestrian retail thoroughfare within Derby City's historic Cathedral Quarter, winner of the "City Location" category of The Great British High Street Awards 2016.
- Neighbouring occupiers include Dr. Martens, White Stuff, Joules, Games Workshop, Bodega Cantina, Doughnotts and the Derbyshire Wildlife Trust.
- Ground and first floor retail accommodation with storage on the second floor, providing a combined total net internal area of approximately 115.71m² / 1,246sq.ft.
- Well presented internal accommodation benefiting from wood effect flooring, painted plastered walls and ceilings with a combination of spot and strip light fittings.



SALLOWAY



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com

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

[salloway.com](https://www.salloway.com)



Location

The premises are situated on Sadler Gate, a well-known premium and boutique retail/leisure pitch which runs from Iron Gate to the east along to its junction with Bold Lane, The Strand and Cheapside to the west.

Sadler Gate forms the main pedestrian retail thoroughfare within Derby City's historic Cathedral Quarter, a popular retail location which won the "City Location" category of the Great British High Street Award 2016.

Nearby occupiers comprise a mixture of national and local retail operators including Dr. Martens, White Stuff, Joules, Games Workshop, Bodega Cantina, Doughnotts and the Derbyshire Wildlife Trust.

Description

The property comprises a three storey mid-terraced retail premises of traditional masonry construction with brick elevations and a pitched tiled roof.

The accommodation provided within the building consists of a ground floor retail area with display frontage to Sadler Gate, a first floor retail area with staff toilet facilities and second floor ancillary storage.

The property is presented to a good standard throughout with the general specification comprising wood effect flooring, painted plastered walls and ceilings with a combination of spot and strip light fittings.

Externally, accessed through the ground floor retail area, there is a small enclosed rear yard which we are informed is for the exclusive use of the ingoing tenant.

Accommodation

The premises comprise:-

Ground Floor	42.06 m ² /	453 sq.ft.
First Floor	37.46 m ² /	403 sq.ft.
Second Floor	36.19 m ² /	390 sq.ft.
Total Net Internal Area	115.71 m² /	1,246 sq.ft.

Tenure

The property is available to rent subject to a full repairing and insuring lease for a negotiable period of years, to incorporate upward only rent reviews at either three or five yearly intervals as appropriate.

Rent

£21,000 per annum exclusive of rates and all other outgoings.

Services

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

Rates

The property has a Rateable Value of £13,000. Interested parties are advised to confirm the Rateable Value with the Local Billing Authority.

VAT

It is understood that VAT is applicable at the prevailing rate.



SALLOWAY



Hugo Beresford BSc (Hons)

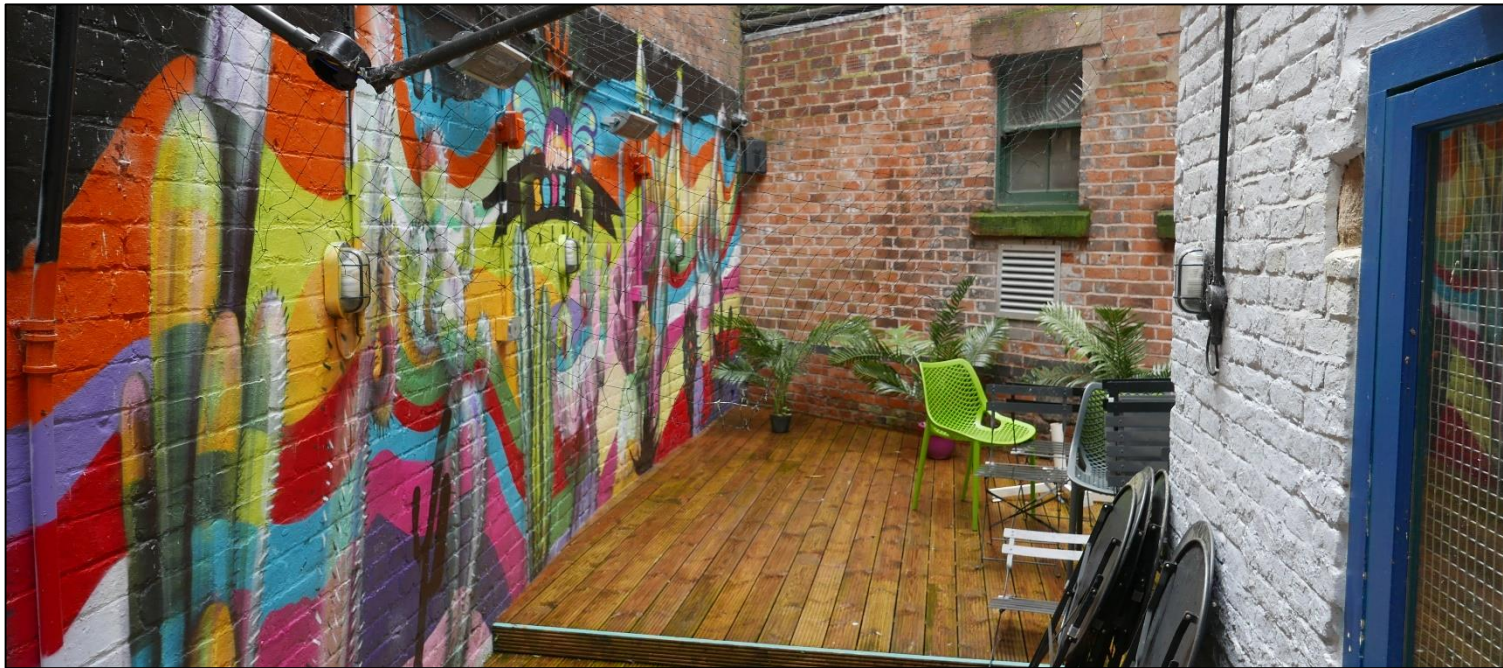
Tel: 01332 298000

Email: hberesford@salloway.com

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

[salloway.com](https://www.salloway.com)





Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com

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

salloway.com



Energy Performance Certificate

The property has an EPC assessment of D76.

Legal Costs

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

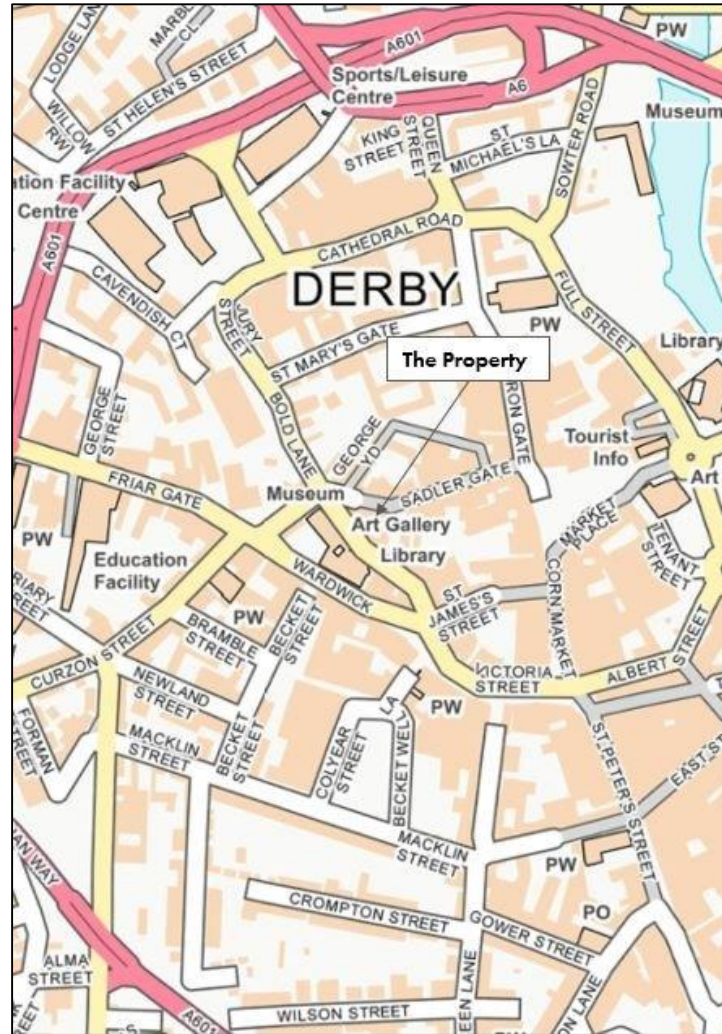
Anti-Money Laundering Policy

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

For further information or to arrange a viewing please contact sole agents, Salloway:-

Tel: 01332 298000
Email: hberesford@salloway.com



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.



SALLOWAY



Hugo Beresford BSc (Hons)

Tel: 01332 298000

Email: hberesford@salloway.com

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

salloway.com

