

TO LET/FOR SALE

Popular Leisure Unit

23-25 Curzon Street, Derby DE1 1LH



Extensive Refurbishment Works Well Underway

- Three-storey double fronted leisure unit of 349.7 m² / 3,765 sq.ft. with D2 & A5 uses. It is considered suitable for A1, A2 & A3 uses (planning permitting).
- Prominent frontage within Derby's main leisure and nightlife circuit.
- To let or for sale as a whole building.
- Nearby occupiers include Revolucion de Cuba, The Spice Lounge, Le Bistrot Pierre, The Friary, Bishops Blaise, The Distillery, Terroir Bistro and Graze.

LEASEHOLD: £35,000 P.A.X.
FREEHOLD: £395,000

**01332
298000**

www.salloway.com

CT/NM/CT0175/9240/02-167/41/50/80

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Location

The property is located on Curzon Street, close to its junction with Friar Gate, Cheapside, Bold Lane and Sadler Gate in Derby City Centre. This location is part of the historic centre of Derby and remains at the "heart" of the main leisure and nightlife circuit for the city. The area has remained as the location of choice for the high quality restaurateurs, bars and pubs and is close to city centre office occupiers and residential occupants.

Nearby occupiers include Revolucion de Cuba, Le Bistrot Pierre, The Spice Lounge, Graze, Moonsha, The Friary, Bishops Blaise and Okra as well as Eden and Baby Platinum.



Description

The property has a prominent double frontage to Curzon Street, is arranged over three floors and benefits from an alcohol licence of 10.00am – 4.00am

Internally, the space is set out as a bar and nightclub to the ground floor with cellar / tap room below. Customer WC facilities are to the rear of the ground floor. The first floor provides further bar and nightclub space with a manager's office and kitchen to the front.

The property has two separate entrances, with secure roller shutters to the entire prominent frontage. There are a variety of floor finishes and lighting throughout.

Accommodation

The premises comprise:

Ground Floor	164.8m ²	/	1,774ft ²
Cellar/Line Room	27.1m ²	/	292ft ²
1st Floor	157.8m ²	/	1,699ft ²
2nd Floor			Not measured
Total	349.7m²	/	3,765ft²

Rates

It is understood that the premises currently have a Rateable Value of £10,250. Interested parties are advised to make their own enquiries of the Local Authority in this respect.

Lease Term

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

Price

Rental offers are invited in the region of £35,000 per annum exclusive of rates and all other outgoings.

Freehold offers are invited in the region of £395,000.

Services

It is understood that all mains services are connected to the property.

VAT

We confirm that all figures quoted are exclusive of VAT.

Legal Costs

The ingoing Tenant is to be responsible for the Landlord's reasonably incurred legal costs in connection with this transaction.

EPC

In accordance with statutory requirements please find enclosed the Energy Performance Certificate in relation to the property.

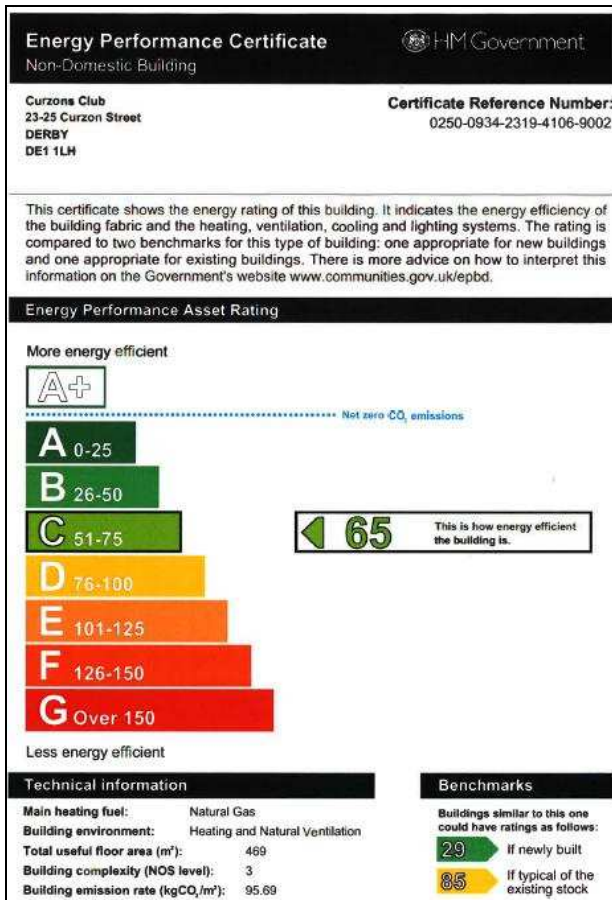
Should you have any queries in relation to the contents, please do not hesitate to contact the marketing agent.

Viewing and Further Information

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

Tel: 01332 298000

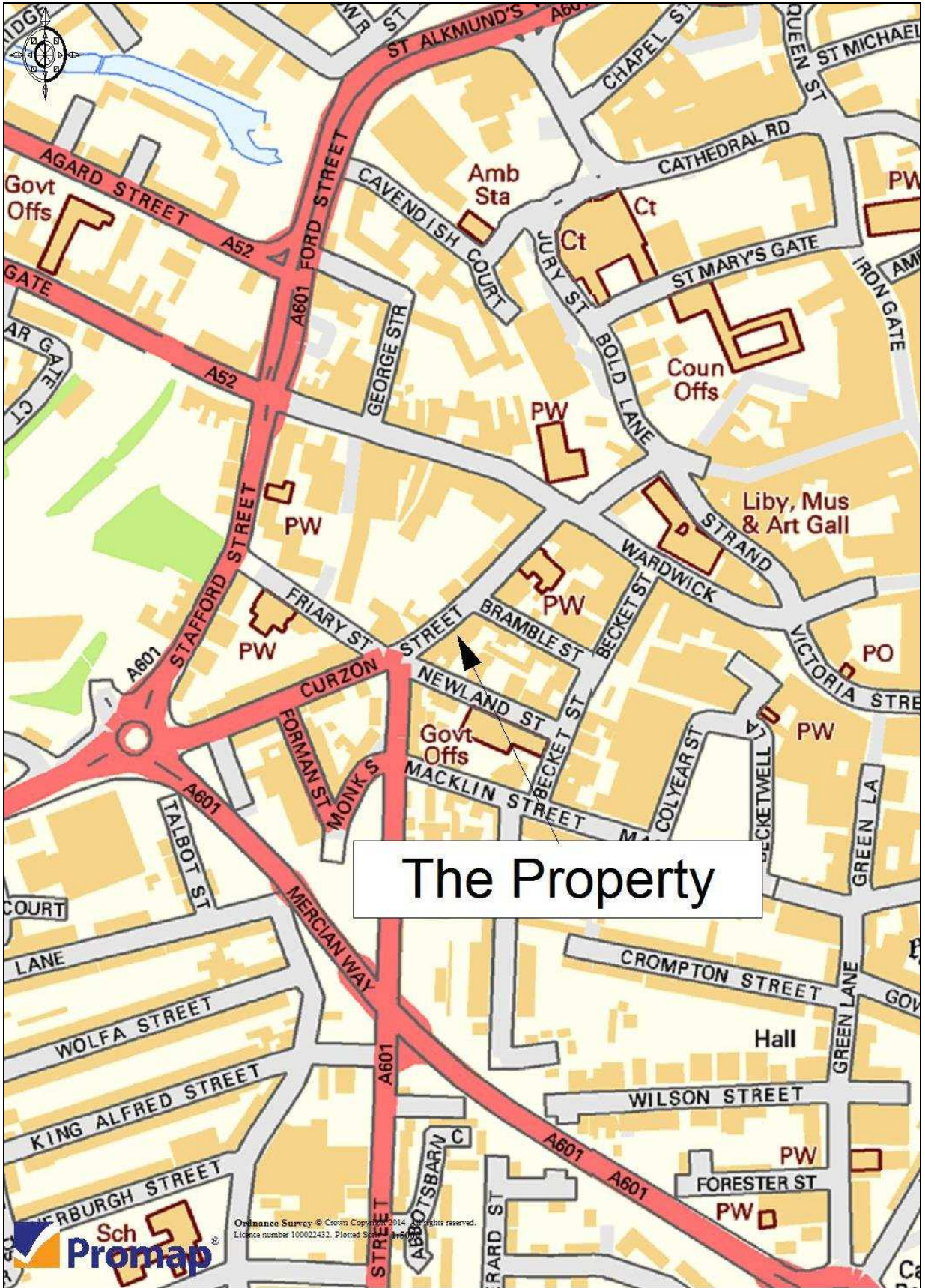
Email: derby@salloway.com



IMPORTANT NOTES - To be read by all interested parties

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We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.



The Property

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