
Norman House |

Friar Gate | Derby | DE1 1NU

Excellent City Centre Bar/Restaurant opportunity within established leisure pitch

From 198m² (2,131ft²) to 1,409m² (15,164ft²)



- **Prominent frontage on Friar Gate**
- **Suitable for A3 (restaurant & café) and A4 (Drinking establishment) or D2 (Leisure) STP**
- **Cathedral Quarter location**
- **Other leisure operators in the immediate vicinity include Prezzo, Zizzi's, Le Bistrot Pierre, Las Iguanas, Pitcher & Piano and The Friary.**



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To Let



Location

Derby has a resident population of circa 250,000 with 2.1 million within a 45 minute drive time.

The premises occupies a prominent position fronting Friar Gate, within Derby City Centre. Friar Gate is one of the primary leisure pitches in Derby. Nearby leisure operators include Prezzo, Zizzi's, Le Bistrot Pierre, Las Iguanas, Pitcher & Piano, and The Friary.

The upper floors have been converted in to 135 residential apartments. In addition, there are further residential schemes planned and under construction within the immediate vicinity which once complete will complement the area.

The leisure scene in Derby has evolved over the last 18 months and new operators to the City Centre include; Turtle Bay, Cosy Club, Lougers, Byron, Carluccios, MEXico, Yo! Sushi to name a few.

Accommodation

The accommodation is currently fitted to standard developers shell and will include shop fronts and capped utilities for all mains services, including electricity, gas, water and sewage.

The premises can be split to suit individual requirements.

Units between **198m²** (2,131ft²) and **1,409m²** (15,164ft²) will be available.

There is parking available to the rear of the property. Price upon application.

From 198m² (1,409ft²) to 1,409m² (15,164ft²)



Rent

The property is available on a new effectively Full Repairing and Insuring lease for a term of years to be agreed.

Rent on application.

With a discount available if the unit is taken as a whole.

Business Rates

The premises will need to be assessed for business rates on occupation.

Service Charge

The lease will contain a provision for a service charge. Further details available on request.

VAT

VAT will be payable at the prevailing rate.

Legal Costs

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

Planning

The landlord is to submit a planning application for:-

- A1 (Retail)
- A3 (Restaurants & Cafes)
- A4 (Drinking Establishments)

The landlord would also support a change of use planning application to D2 (Assembly & Leisure).

This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries with Derby City Council Planning Department on 01332 293 111.



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For further information or to arrange to view please contact:

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