# **Prominent retail/leisure premises in the heart of the Cathedral Quarter**

**GF Sales: 44m<sup>2</sup> - 90m<sup>2</sup>** (477ft<sup>2</sup> - 963ft<sup>2</sup>)

- Prominent position on the pedestrianised Market Place in Derby City Centre
- Situated within the Cathedral Quarter BID
- Suitable for a variety of uses under Use Class E
- Rent £12,500 £22,000 per annum
- Currently configured as one unit laid out over ground, first and basement. The landlord may consider splitting into smaller units
- Fitted kitchen
- Total area is (134m<sup>2</sup>) 1,439ft<sup>2</sup>





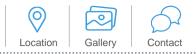
Location

Contact

Gallery







## Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time.

The building is situated within the Cathedral Quarter Business Improvement District and occupies a busy location within the pedestrianised Market Place. Nearby occupiers include Nandos, Primark, Santander and Greggs.

## **The Property**

The premises are arranged over ground, first floor and basement. The ground floor offers customer seating and kitchen area configured in a U shape, which basement and first floor offer ancillary.

## Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

# **EPC**

The Energy Performance Certificate Rating is available upon request.

# **Service Charge**

Service charge information is available upon request.









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## Accommodation

The property comprises the following net internal areas:

35 Market Place	m²	ft²
35 Market Place ground floor sales	89	963
37 Market Place ground floor sales	44	477
First Floor Ancillary	10	111
Basement	32	347
Total	134	1,439

#### **Business Rates**

We understand from the Valuation Office Agency that the property is assessed as follows:

Cafe & Premises Rateable Value (2023): £17,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves.







### **Lease Terms**

The property is available by way of new lease for a term to be agreed at rental of:

£12,500 - £22,000 per annum

#### VAT

We understand the property is not elected for VAT and therefore it is not payable on the rent.

# **Further Information**

For further information or to arrange a viewing please call or click on the emails or website below:-

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