

First Floor 5 Friar Gate | Derby | DE1 1BU

Unique first floor studio/office space available in Derby City Centre

22m² - 154m²

(239ft² - 1,663ft²)

- Unique studio/office space in Derby City Centre
- High windows and ceiling
- Grade 2 listed building
- Would suit art gallery, yoga studio or similar
- 4 parking spaces to the rear
- Rent £12,000 per annum
- Occupiers within the vicinity include Bistrot Pierre, Friary Derby, Popworld & The Distillery
- Can be taken as whole or landlord may consider splitting



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

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

The premises are located on Friar Gate in the heart of Derby city centre's prime leisure pitch. Nearby occupiers include Bistrot Pierre, Friary Derby, Popworld & The Distillery. The property is located near the new Becketwell residential scheme.

The Property

The property is first floor studio/office within a Grade 2 listed character building. The suite comprises two large open plan spaces and ancillary accommodation accessed via a communal stairwell. The property benefits from 4 allocated car parking spaces to the rear.

Lease

The premises are available by way of an effective full repairing and insuring lease for a term of years to be agreed at a rental of £20,000 per annum.





Location



Gallery



Contact



Accommodation

The property comprises the following net internal areas:

Area GIA	M ²	FT ²
Suite	154	1,663

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

Business Rates

The following hold the following rateable value:-

£TBC

The latest Government retail relief gives **qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 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 with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC

A copy of the Energy Performance Certificate is available upon request.





Location

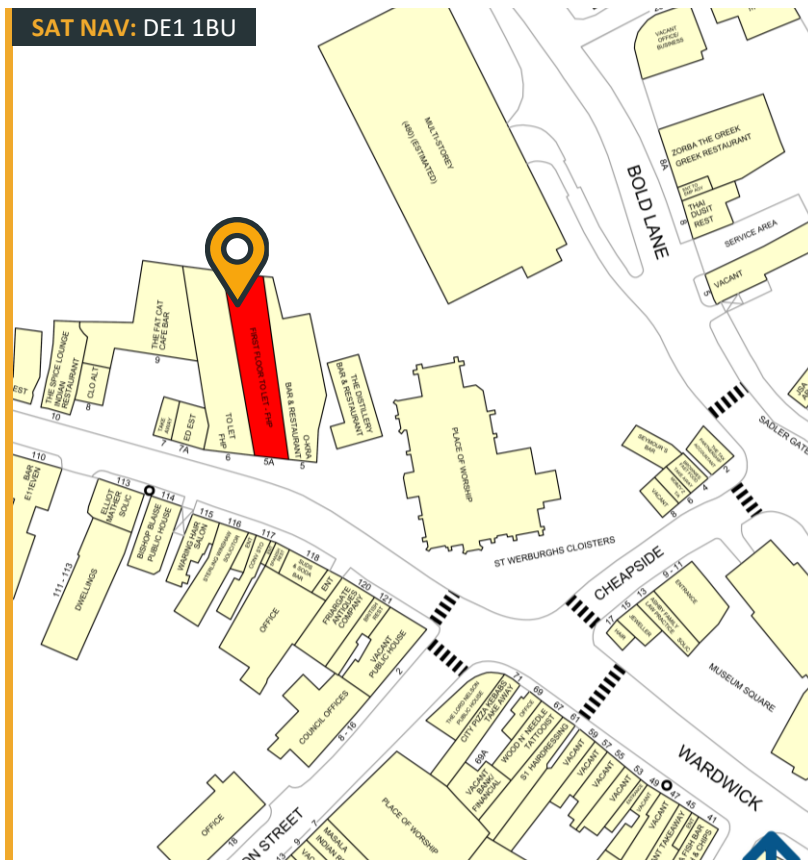


Gallery



Contact

SAT NAV: DE1 1BU



Lease Terms

The premises are available by way of a new lease at a price of:

£12,000 per annum

VAT

We confirm all figures quoted are exclusive of VAT which is payable at the prevailing rate.

Further Information

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

Tom Wragg

07970 168 138

tom@fhp.co.uk

Corbin Archer

07929 716 330

corbin.archer@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

North Point, Cardinal Square,
10 Nottingham Road,
Derby, DE1 3QT

fhp.co.uk

7 June 2023