

35 Wardwick | Jacobean House | DE1 1HA

## Licensed premises within the Heart of Derby's Leisure Pitch

**Ground floor**  
74.6m<sup>2</sup> (803ft<sup>2</sup>)

- Situated on Wardwick, Derby's prime leisure pitch.
- Use Class E suitable for retail, shop, café, restaurant, financial services, offices and more
- The premises are licensed until 12pm (details available upon request)
- Nearby occupiers include Turtle Bay, Stein Strasse, Revolution de Cuba, Revolution and Victoria Fish Bar
- Year 1 Rent - £10,000 per annum
- Low rateable value - £8,900 per annum



**TO LET**



Location



Gallery



Contact



## Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45 minute drive time. The city is home to Derby University, where approximately 29,000 students are enrolled.

The premises are well located on the Wardwick, which in turn sits within Derby's Cathedral Quarter and is a prime leisure location within the City near the Condor Apartments in and a short walk from the Derbion Centre.

## The Property

The property comprises a ground floor corner unit, accessed from Wardwick. Internally, the premises consist of a fitted bar with lounge to the front and further accommodation to the rear.

## Accommodation

The property provides the following approximate areas:

Floor	M <sup>2</sup>	ft <sup>2</sup>
Ground Floor	74.6	803
<b>Total</b>	<b>74.6</b>	<b>803</b>

(This information is given for guidance purposes only)





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## Lease Terms

The property is available to let by way of an effective new full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at starting rent of:

**£10,000 per annum**

Stepping to £14,500 from Year 2 onwards.

## EPC

The EPC Rating is C.

## Business Rates

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

### Shop & Premises

Rateable Value (2023): £8,900 per annum – effective from 01/04/23

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 45% on the rates payable to 31/03/2026 (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.





This property is VAT elected.

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, mixed use café/restaurant and bar, financial & professional services, office use, clinic, health centre, creche and gym.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

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

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.