

36 Sadler Gate | Derby | DE1 3NR

High quality licenced restaurant / café opportunity in the heart of Derby's Cathedral Quarter

Ground floor
70.61m² (760ft²)

- Three storey licenced café / restaurant premises
- High quality fit out
- Located on Sadler Gate within Derby's boutique leisure circuit
- Nearby operators include Carnivore, The Forge, Bear Café, Bunk, Milk & Honey and Pizza Express
- Rent - £19,000 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 ideally located in the heart of Derby's Cathedral Quarter, which is Derby's premier boutique retail and leisure location. Nearby occupiers are a high quality mix of independent regional and national operators, making it a unique and exciting destination.

The Property

The property comprises a mid terraced three storey building. Internally, the ground floor comprises of bar and customer seating areas, with further customer seating on the first floor and a kitchen located on the second floor.

The property is fitted out to a high standard and ready for occupation.



Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor	70.61	760
First Floor	77.76	837
Second Floor	48.22	519
Total	196.59	2,116

(This information is given for guidance purposes only)





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Lease Terms

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

Rent

The property is available at a rent of:

£19,000 per annum

EPC

A copy of the EPC is available upon request. Please contact the marketing agent for further details.

Business Rates

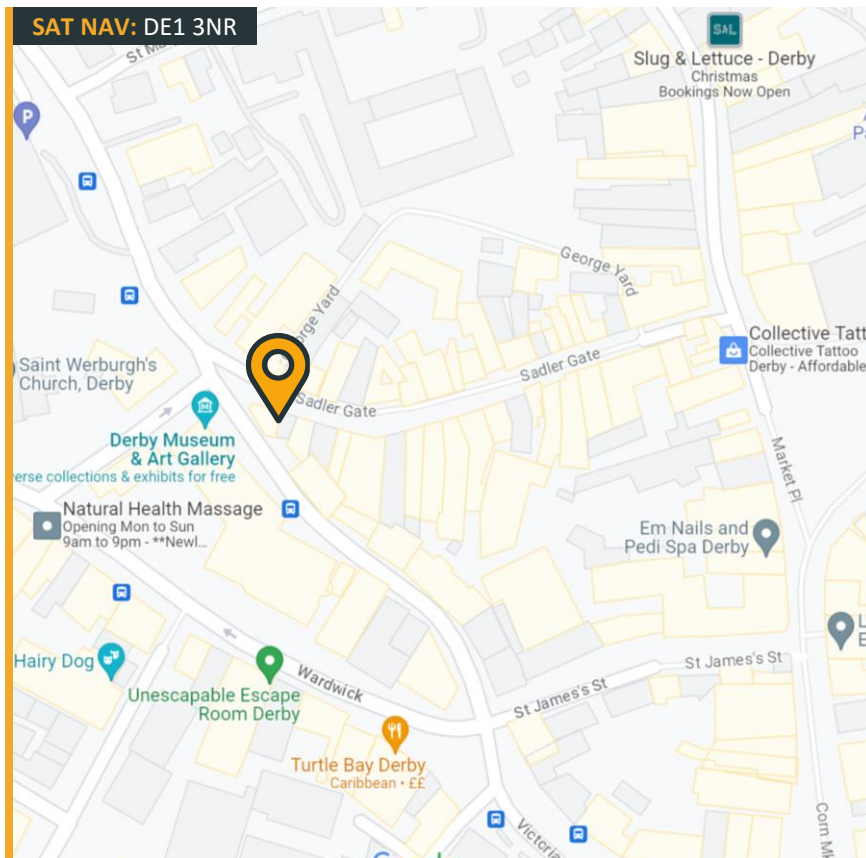
We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023): £13,500 – 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.



VAT

The property is elected for VAT.

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.