

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

196.59m<sup>2</sup>  
(2,116ft<sup>2</sup>)

- Ground Floor – 760ft<sup>2</sup> / First Floor – 837ft<sup>2</sup> / Second Floor – 519ft<sup>2</sup> / Basement – not measured
- Three storey licenced café / restaurant premises
- Located on Sadler Gate within Derby's boutique leisure circuit
- Nearby operators include Carnivore, The Forge, Bear Café, Bunk, Milk & Honey and Pizza Express
- Price - £209,950 / Rent - £19,000 per annum
- For sale with vacant possession



FOR SALE / 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor	70.61	760
First Floor	77.76	837
Second Floor	48.22	519
Basement	Not measured	
<b>Total</b>	<b>196.59</b>	<b>2,116</b>

(This information is given for guidance purposes only)





## Price/Rent

The freehold of this property is available to purchase subject to vacant possession at a price of:-

**£209,950**

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed 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 (RV) to 31<sup>st</sup> March 2026: £13,500

Rateable Value (RV) from 1<sup>st</sup> April 2026: £8,500

From 1<sup>st</sup> April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p.

This information is for guidance only and all parties should check themselves with the local billing authority.

**SAT NAV: DE1 3NR**



## VAT

The property is elected for VAT.

## Planning

It is understood that 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.

## Identity Checks

In order to comply with anti money laundering legislation, the successful purchaser will be required to provide identification documents to include a valid passport or drivers licence together with a recent utility bill and proof of funds.

## 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.