

6 Friar Gate | Derby | DE1 1BU

Part fitted licensed premises in Derby City Centre

Available by way of sub lease

510m²

(5,488ft²)

- Prime leisure location
- Grade II listed building
- 11am to 3am premises licence
- Year 1 starting rent £20,000 per annum
- Low rateable value of £22,500
- Occupiers within the vicinity include **The Distillery, Molly Malone, 9 Nightclub, Cubo offices, Bustler Market, Turtle Bay and The More**



TO LET



Location



Gallery



Contact



Location

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

The premises occupy a key position in Friar Gate which is Derby city centre's prime leisure location. The property is situated a short distance from the high street retail and Derbion shopping centre. This area has seen substantial inward investment, specifically the Becketwell scheme which is home to the **Vaillant Live Arena** and where there are plans to build 100,000 sqft of grade A office accommodation.

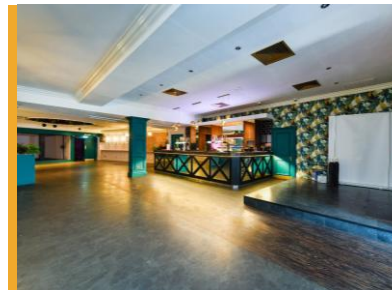
Businesses in the vicinity comprise a mixture of offices, retail and F&B with occupiers including **Molly Malone, Nine Nightclub, The Distillery, Turtle Bay, Cubo Offices, Bustler Market, Coffee No1**, and more.

The Property

The premises is currently part fitted as a bar with the ground floor sales laid out in a largely open plan configuration including the bar. The kitchen is located on the ground floor as well as customer toilets, whilst the first floor provides staff accommodation. The basement provides additional storage and keg delivery access.

Premises Licence

We understand that the property benefits from a premises licence to trade until 3am daily. A copy of the premises licence is available on request.





Location



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Bustler Market

Accommodation

The property comprises the following net internal areas:

Area GIA	M ²	FT ²
Basement	126	1,355
Ground floor	313	3,371
First floor	71	762
Total	510	5,488

(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:-

£22,500

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 43.0p. 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

The property has an Energy Performance Certificate rating of 83(D).

Planning

The property currently benefits from permitted use as a bar/public house under Sui Generis.



Vaillant Live Arena



Market Hall



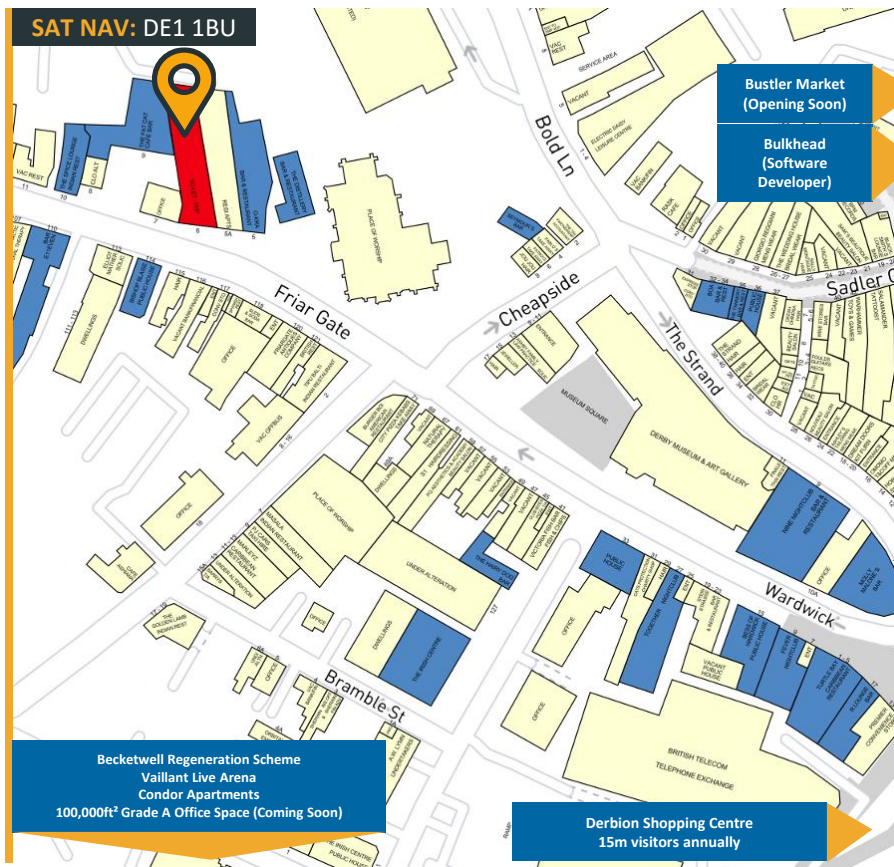
Location



Gallery



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Lease Terms

The premises are available by way of a sublease at a rent of:

Year 1 Rent - £20,000 per annum

(Rent steps to £40,000 per annum from year 2 onwards)

Tenure

The property is available by way of sublease outside of the Landlord & Tenant Act. A full breakdown of the lease is available upon request.

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:-

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