

14 & 14a Sadler Gate | Derby | DE1 3NF

High yielding retail and leisure investment in Derby City Centre

Guide Price
£375,000

- 5,647ft² of retail and leisure accommodation
- Passing rent of £43,000 per annum
- Ground floor retail unit let to Vision Express (UK) Limited
- Part ground, first, second and third floor let to established licenced leisure operator
- High quality retail and leisure destination within Derby City Centre near newly opened Market Hall and Vaillant Live Arena
- Nearby occupiers include Bunk, Betfred, London Camera Exchange, Milk & Honey Deli, Mr Shaw's House, KH Hairdressing and The Kitchen



FOR SALE



Location



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Location



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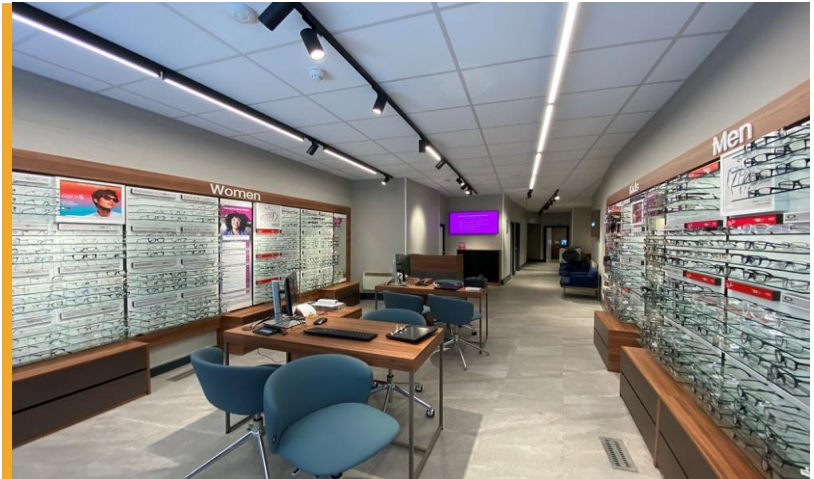
Derby has a resident population of circa 250,000 with 2.2 million within a 45-minute drive time and boasts a renowned University and major employers such as Rolls Royce and Toyota. Derby has the highest average UK salary outside of London and the Home Counties (source Marketing Derby).

The property is located on Sadler Gate within Derby City Centre's Cathedral Quarter, which is a pedestrianised boutique retail and leisure pitch. Derby City Centre is benefitting from significant inward investment, with the newly opened Derby Market Hall adjacent and the Vaillant Live Arena, a short walk away. Sadler Gate benefits from a unique collective of landlords and operators, who are aligned in working together in producing a high quality retail and leisure destination. The prime high street pitches of St Peters Street, East Street and Albion Street and the Derbion Shopping Centre are close by. There are numerous pay and display car parks in the vicinity, such as Bold Lane, St James Street, Amen Alley and The Island.



The Property

The property comprises a ground floor retail unit, with full height glazed frontage, which is configured with open plan sales to the front and divided into treatment rooms and ancillary by demountable partitions to the rear. The nightclub unit is laid out from ground to third floors. Reception, customer toilets and cellar are on the ground floor, the first floor is largely occupied by the dancefloor and DJ booth, while the second floor provides additional bar and seating accommodation. There is a manager's office on the third floor of the building. The unit also benefits from an external terrace and bar to the rear at first floor level.





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The Opportunity

The property is a well let City Centre investment, with a ground floor retail unit occupied by Vision Express (UK) Limited, who have recently agreed a new 5 year lease and undertaken an extensive refit. Vision Express were recently purchased by Essilor Luxottica who are making significant investments into the brand.

The nightclub unit is let to a longstanding and well loved Derby licenced leisure operator, The Bluenote. The business was bought by Gareth Bardill approx. 7 years ago who has made significant investment into the property in that time. In the future, should the tenant decide to vacate there would be potential to redevelop the upper floors to residential accommodation (subject to planning).

Accommodation

Sadler Gate	m ²	ft ²
14 – Ground Floor	107.30	1,155
14a – Ground Floor	99.50	1,071
14a – First Floor (First Floor Terrace)	135.55 (78.13)	1,459 (841)
14a – Second Floor	144.19	1,552
14a – Third Floor	38.00	409
Total	524.54	5,646

The floor areas are provided for guidance purposes only.



Tenancies

A Schedule of Tenancies is set out below;

Sadler Gate	Tenant	Start	Term Length (Years)	Next Review Date	Next Break Date	Expiry Date	Rent Per Annum (£)	Area (ft²)	Comments
14	Vision Express UK Limited	01-Jun-25	5		01-Jun-28	31-May-30	18,000	1,155	Year 1 Rent – 17,000, steps to £18,000 Year 2, £19,000 Year 3 (average £18,000 per annum) 2 months rent free if break not exercised.
14a	Gareth Bardill (T/A The Blue Note)	29-Oct-21	20	29-Oct-27		28-Oct-41	25,000	4,492	The passing rent within the lease is £31,000 per annum, however the rent has been varied to £25,000 per annum for the remainder of the term.

The floor areas are provided for guidance purposes only and we strongly recommend that all interested parties undertake their own measured surveys of the property as part of their due diligence.

Covenant

Vision Express (UK) Limited (Company No. 02189907) have an Experian credit score of 100/100 and with a credit limit of £5.8m and a credit rating of £1.9m, and are considered a very low risk. Vision Express are a national optician and eyewear retailer, headquartered in Nottingham and were recently purchased by Essilor Luxottica.

The Blue Note is a longstanding nightclub venue. Gareth Bardill took over the business approximately 7 years ago and the Landlord holds a rent deposit of £9,300.



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EPC

Sadler Gate	EPC	Expiring
14	C	25 th April 2032
14a	D	29 th May 2029

Tenure

Freehold subject to the occupational tenancies.

Price

The property is available for a price of:-

£375,000

which reflects a blended net initial yield of:-

11.47%

(Assuming purchaser's costs of 4.27% and taking the average rent paid by Vision Express as £18,000 per annum).

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.



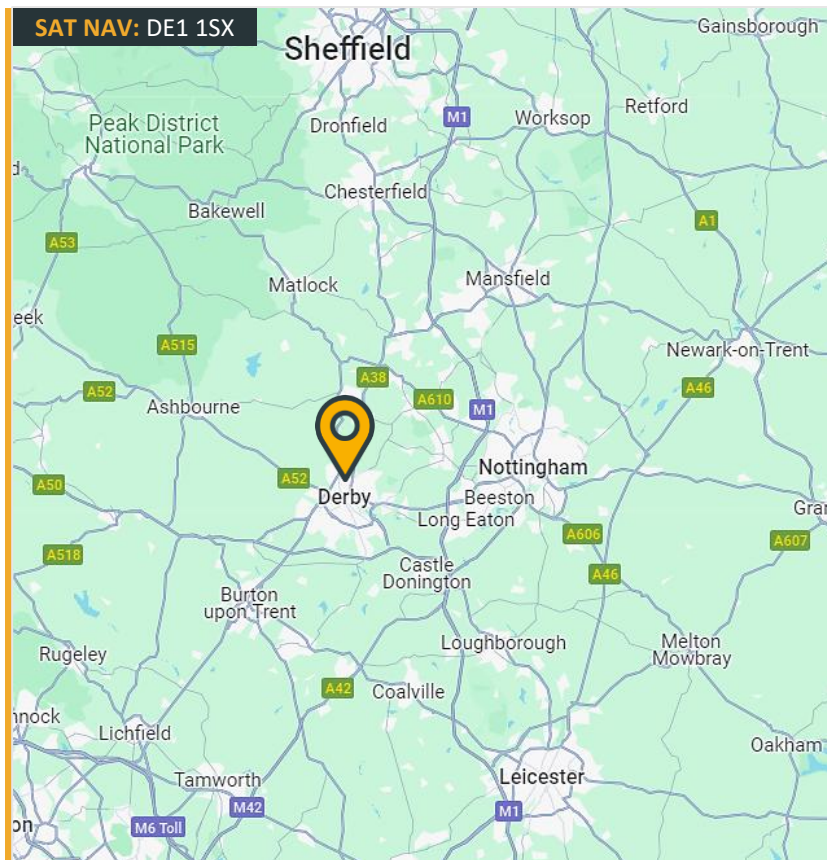
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VAT

The property is elected for VAT purposes and therefore the sale will be as a TOGC.

Costs

Each party will be responsible for their own legal and professional costs involved in connection with the transaction.

Further Information

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

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23/10/2025

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