

6 Sadler Gate | Derby | DE1 3NF

Retail premises on pedestrianised street in Derby City Centre

Ground floor

75.90m² (817ft²)

- Ground floor retail unit in Cathedral Quarter, close to Derby Market Hall and Vaillant Live Arena
- White boxed ready for fit out
- E class premises, suitable for retail, bar, café or restaurant
- Nearby operators include 80s Casual Classics, Vision Express, Bunk, Canopy, Anchor & Crew, Milk & Honey Deli, London Camera Exchange, Warhammer and more
- Rent - £12,000 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 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).

Sadler Gate sits within Derby's Cathedral Quarter and is a boutique retail and leisure destination, which hosts a vibrant mix of high quality operators. The newly re-opened Market Hall is in the immediate vicinity, which offers a compelling mix of F&B operators and retailers complimenting Sadler Gate extremely well. The Vaillant Live Arena is a short walk away and has proved a massive boost to the location since its opening. The prime high street pitches and Derbion Shopping Centre are also located close by.

The Property

The premises comprises a ground floor retail unit with a glazed frontage. Internally, the unit is laid out in an open plan configuration with a raised sales area and stores to the rear. The property has been put into a white box condition ready for fitting out.

Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor Sales	70.70	761
Stores	5.20	56
Total	75.90	817

(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 effective full repairing and insuring lease for a term of years to be agreed

Rent

The property is available at a rent of:

£12,000 per annum

EPC

The property has an EPC Rating of B.

Business Rates

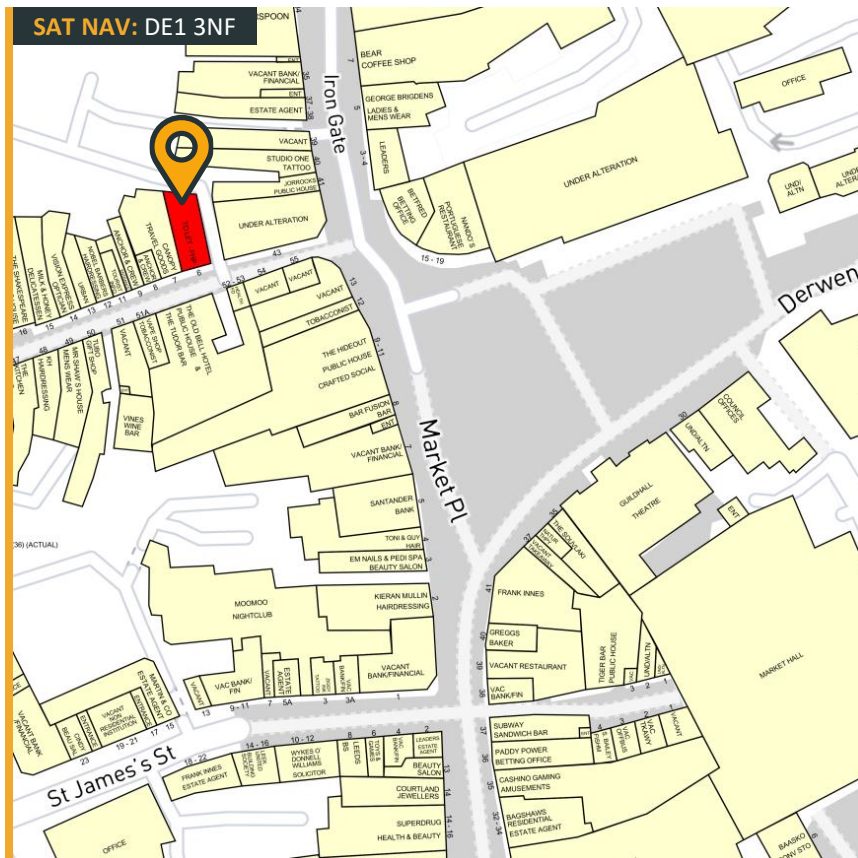
We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023): £14,750

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

VAT is not applicable on this property.

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.