

6a Sadler Gate | Derby | DE1 3NF

## First floor premises on pedestrianised street in Derby City Centre

### First Floor Sales

120m<sup>2</sup> (1,294ft<sup>2</sup>)

- First floor premises in Cathedral Quarter, close to Derby Market Hall and Vaillant Live Arena
- Late premises licence
- E Class premises, suitable for retail, bar or restaurant and other uses subject to planning
- Nearby operators include 80s Casual Classics, Vision Express, Bunk, Canopy, Anchor & Crew, Milk & Honey Deli, London Camera Exchange, Warhammer and more
- Rent - £12,500 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

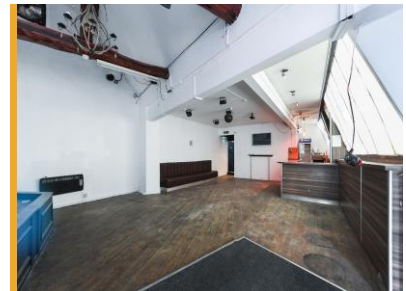
The premises comprises first and second floors with a separate entrance way from Sadler Gate. Internally the unit is laid out over two separate floors in an open plan configuration.

## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Lobby	20	212
First Floor	120	1,294
Second Floor	29	316
<b>Total</b>	<b>169</b>	<b>1,822</b>

(This information is given for guidance purposes only)





## 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:

**£12,500 per annum**

## EPC

The property has an EPC Rating of D(76).

## Business Rates

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

Shop & Premises

Rateable Value (RV) to 31 March 2026: £16,750

Rateable Value (RV) from 1 April 2026: £12,500

From 1 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.





## 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.

## Premises Licence

We understand that the premises holds a late licence to trade until 5am. A copy is available upon request.

## Further Information

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

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21/01/2026

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