

34-35 Sadler Gate | Derby | DE1 3NR

Fully fitted café/restaurant premises in Cathedral Quarter

Subject to vacant possession

185m²
(1,987ft²)

- Located in Derby's Cathedral Quarter
- Fully fitted with kitchen, extraction and dumb waiter
- Premises license to 1.30am daily
- Premium sought for F&F
- Nearby occupiers include Boa Cocktail & Tapas, Rask Café, Electric Daisy, The Kitchen, Milk & Honey Deli, Mr Shaw's House and a host of good quality independent operators
- Rent – £23,000 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. 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 premises are a short walk away from Derby's high street retail pitches, as well as the newly reopened Market Hall and Vaillant Live Arena.

The Property

The property comprises a Grade II Listed mid terraced building of brick construction with a tiled pitched roof.

Internally, the premises comprise a fitted restaurant over three floors. The ground floor has a bar to the front with customer seating to the rear and the kitchen is located on the first floor, which is serviced by extraction and a dumb waiter.

EPC

The property has an EPC rating of E.





Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor	69.9	753
First Floor	57.6	617
Second Floor	57.6	617
Total	184.8	1,987

(This information is given for guidance purposes only.)

Rent

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:-

£23,000 per annum
(twenty-three thousand pounds)

Business Rates

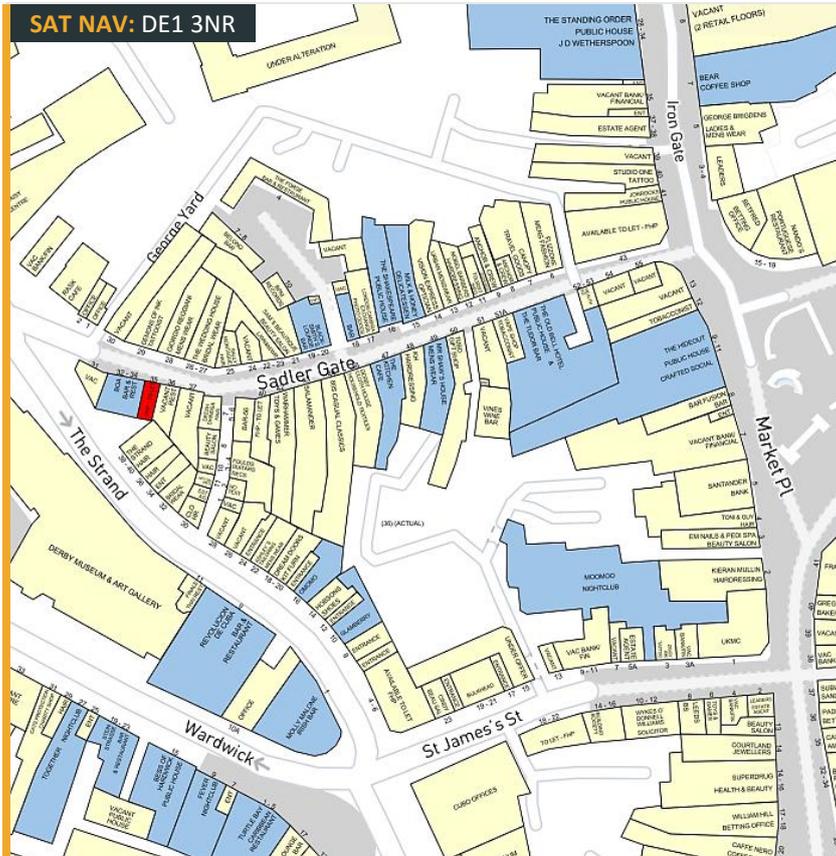
We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (RV) to 31st March 2023: £16,500

Rateable Value (RV) from 1st April 2026: £17,000

From 1st 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

The property is elected for VAT.

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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