19-20 Friar Gate | Derby | DE1 1BX

Fully fitted restaurant / bar premises in popular city centre leisure pitch

Late premises license

649.59m²
(6,992ft²)

- Ground floor 497.49m² (5,355ft²)
- Roof terrace – 152.10m² (1,637ft²)
- Rent - £37,500 per annum
- Late license to 1.30am Sunday through Thursday, 3am Friday through Saturday
- Use Class E
- Nearby occupiers include **Bistro Pierre, The Friary, O'Dwyers Irish Bar, 16 Speak Easy** and more



TO LET/MAY SELL

Location | Gallery | Contact

FHP
fhp.co.uk

Location

Derby is a major East Midlands city with a resident population of approximately **256,800** and **2.1 million within a 45 minute drive time**. The city is home to a renowned university and major employers such as Rolls Royce, Toyota, Bombardier and Vaillant and boasts the highest average UK salary outside of London and the home counties (source Marketing Derby). It has just been announced that Derby City Centre will be the new home of GB Rail who will occupy 105,000ft² of newly built offices, a short walk from the subject premises.

The premises occupy a prominent location on Friar Gate which is a popular leisure location within Derby City Centre. The property is a short walk away from the Derbion Shopping Centre and High Street retail pitches, as well as the Vaillant Live Arena and Market Hall. In the surrounding area there is a high concentration of purpose built student accommodation and a number of substantial office schemes.



The Property

The property is a ground floor unit, with a raised roof terrace to the rear. Internally, it is laid out in a largely open plan configuration with kitchen and ancillary accommodation located to the rear. The property is currently fitted out as a bar/restaurant to a high standard.

The freehold of the premises is available to rent, which would also include the first and second floors, which currently comprise ancillary accommodation. However, a planning application has been made to convert into 7 residential apartments. Details available upon request.





EPC

The property has an EPC rating of **C**.







Accommodation

The property provides the following approximate areas:-

Floor	m²	ft²
Ground Floor	497.49	5,355
Roof Terrace	152.10	1,637
Total	**649.59**	**6,992**

Lease Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly rent reviews.

Rent/Price

The property is available at a rent of:-

£37,500 pax
(Thirty Seven Thousand Five Hundred Pounds)

The freehold is available for a sum of:-

£450,000 plus VAT
(Four Hundred and Fifty Thousand Pounds)

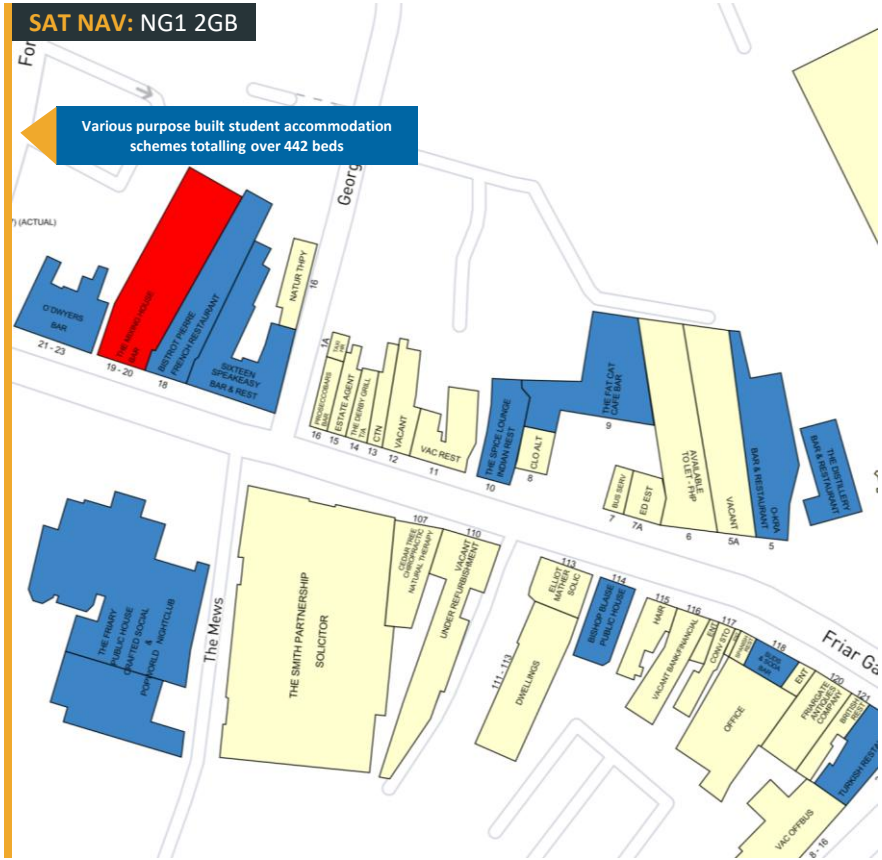
Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office, clinic and gym.

Service Charge

Further details are available upon request.

SAT NAV: NG1 2GB



Premises License

The premises benefits from a late alcohol license to 1.30am, Sunday through Thursday and 3am, Friday and Saturday.

Business Rates

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

Rateable Value (RV): £51,000
UBR Multiplier: 43.0p

This information is for guidance only and all parties should check themselves with the local billing authority.

VAT

VAT is applicable at the prevailing rate.

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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09/01/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.