

11 Sadler Gate | Derby | DE1 3NF

Retail / leisure premises in Derby City Centre

Ideal for owner occupier

Guide Price
£160,000

- 1,149ft² of retail / leisure accommodation
- Available with vacant possession
- High quality retail and leisure destination within Derby City Centre near newly opened Market Hall and Vaillant Live Arena
- E Class premises
- Nearby occupiers include **Bunk**, **Betfred**, **London Camera Exchange**, **Milk & Honey Deli**, **Mr Shaw's House**, **KH Hairdressing**, **The Kitchen**, **Bustler Market** and **Vision Express**



FOR SALE



Location



Gallery



Contact





Location



Gallery



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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).

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 mid terrace retail unit, laid out over ground, first and second floors. The ground floor provides open plan sales accommodation with stairs to the rear of the property, providing access to the upper floors. The first floor provides ancillary accommodation.





Location



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Sadler Gate



Bustler Market



Vaillant Live Arena

Accommodation

Floor	m ²	ft ²
Ground Floor	38.11	410
First Floor	33.51	361
Second Floor	35.11	378
Total	106.73	1,149

The floor areas are provided for guidance purposes only.

EPC

Sadler Gate	EPC	Expiring
11	D	September 2030

Business Rates

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

Rateable Value (2026) : £12,500

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.

Tenure

Freehold with vacant possession.

Price

The property is available for a price of:-

£160,000

which reflects a capital value of £139.25 per ft².



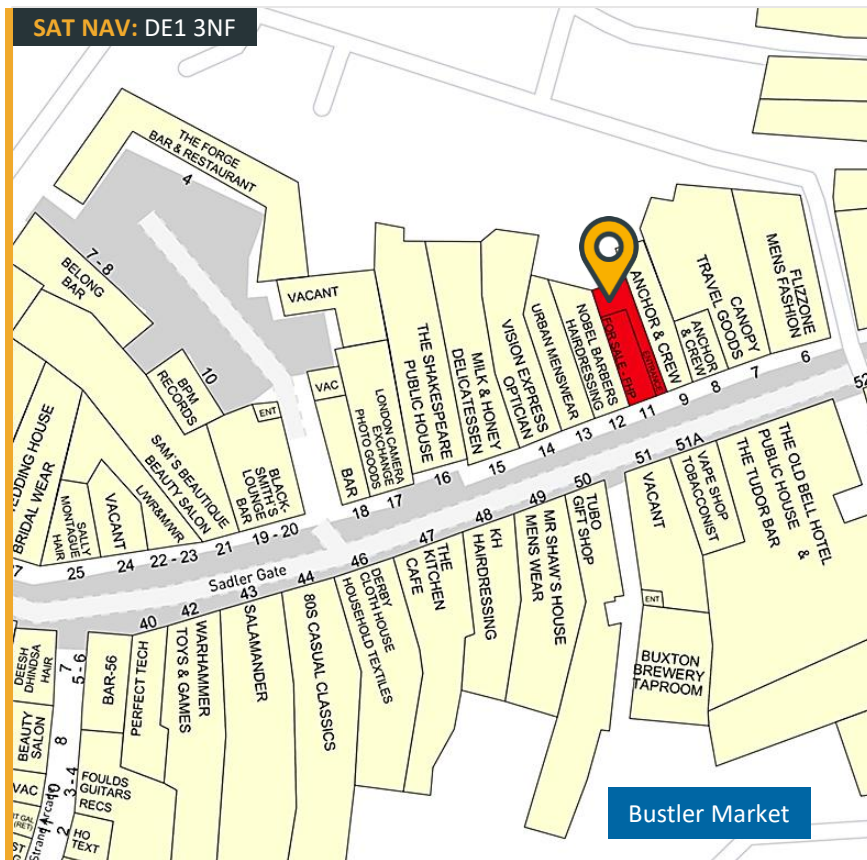
Location



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SAT NAV: DE1 3NF


VAT

The property is not elected for VAT.

Costs

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

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.

Further Information

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

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07/08/2026



Bustler Market