

32-33 Sadler Gate | Derby | DE1 3NR

Part fitted café/restaurant premises in Cathedral Quarter

Premises licence to 1am daily

120.31m²
(1,295ft²)

- Located in Derby's Cathedral Quarter
- Part fitted with kitchen and extraction
- Premises license to 1am 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, The Tannery, Bustler Market and a host of good quality independent operators
- Rent – £22,000 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 with the recent opening of Bustler Market in St James Yard, providing a significant boost to the area.

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 mid terraced building of brick construction with a tiled pitched roof. There is a yard to the rear providing a terrace and bin storage, along with loading access via The Strand.

Internally, the ground floor provides largely open plan accommodation with the bar located towards the rear. Customer toilets are located to the rear of the property at ground floor level. The second floor provides additional sales area and part kitchen accommodation. The second floor provides storage accommodation.

EPC

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





Location



Gallery



Contact



Sadler Gate



Bustler Market



Vaillant Live Arena

Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor	54.63	588
First Floor	43.57	469
Second Floor	22.11	238
Total	120.31	1,295

(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:-

£22,000 per annum
(Twenty-Two thousand pounds)

Business Rates

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

Shop & Premises

Rateable Value (RV) from 1st April 2026: £13,500

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.



VAT

It is understood that the property is **NOT** 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:

Tom Wragg

07970 168 138

tom@fhp.co.uk

Harry Gamble

07398 443 828

harry.gamble@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
North Point, Cardinal Square,
10 Nottingham Road,
Derby, DE1 3QT

fhp.co.uk

08/09/2026

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