



FOR SALE /TO LET - RETAIL UNIT

29 Sadler Gate, Derby, DE1 3NL

LOCATION

Derby has a resident population of circa 250,000 with upwards of 2 million within a 45 minute drive time.

The subject premises are well located in a prime position on Sadler Gate in the heart of Derby's Cathedral Quarter. Sadler Gate is a niche fashion pitch by day benefiting from being host to an eclectic mix of like-minded independent and national operators.

Nearby occupiers include **Warhammer, 1NE, Salamander, The Wedding House, Giorgio Reggiani, Canopy** and **Doughnotts**. Derby Cathedral Quarter previously received the honour of the city location winner of the prestigious Great Britain High streets Awards 2016.

ACCOMMODATION

The premises provides the following approximate gross internal areas:

	sq.m	sq.ft
Ground Floor Sales	87.33	940
First Floor Sales	45.24	487
Second Floor Sales	40.32	434
Total	172.89	1,861

*Measurements are for guidance purpose only, prospective parties should take their own measurements

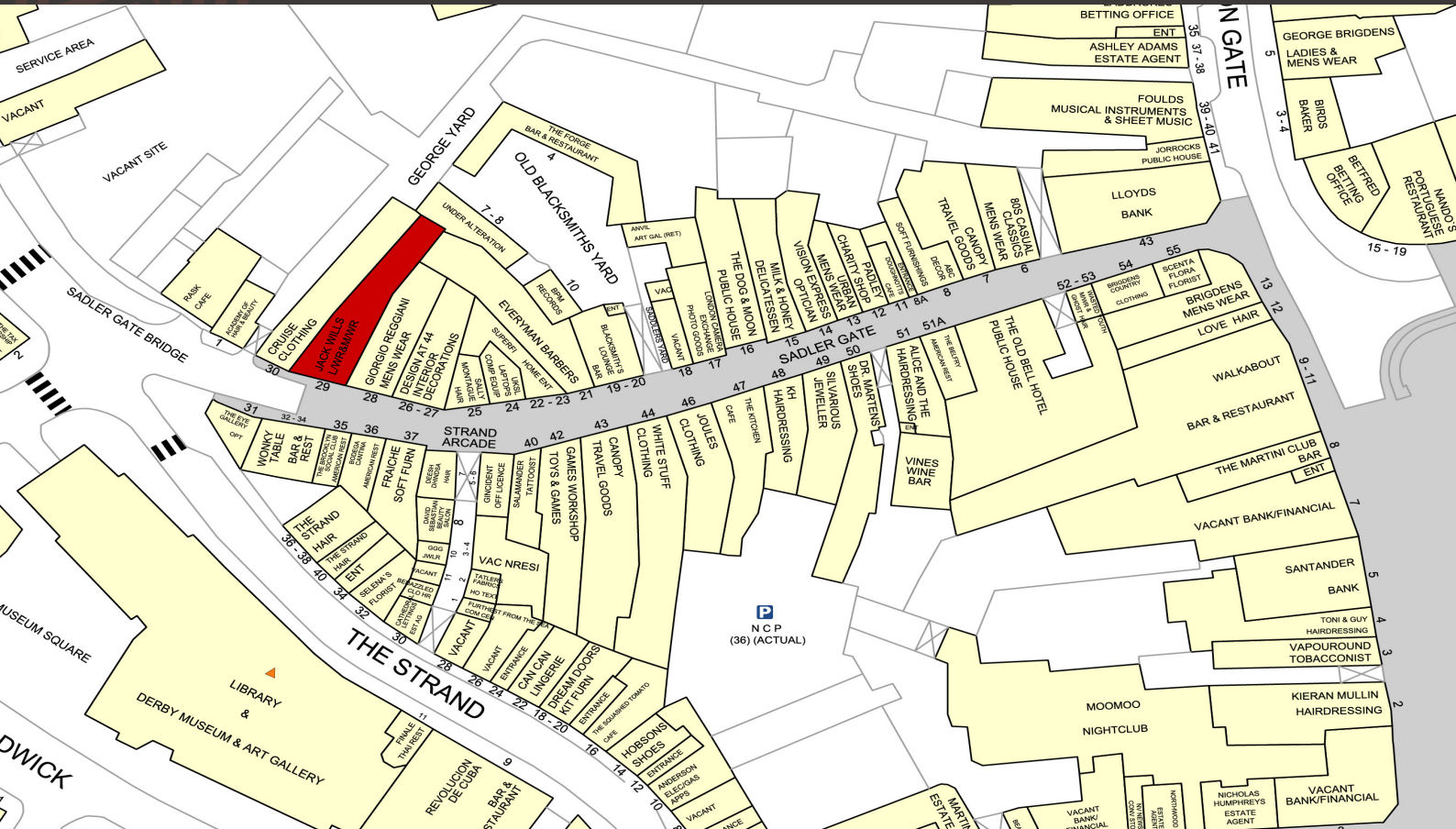
For further information or to arrange a viewing please contact **BOX Property**

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

Ben Tebbutt
ben@boxprop.co.uk
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RENT

£19,500 per annum.

PURCHASE PRICE

£250,000

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value (2023/2024) £16,000

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £7,984

INSURANCE

Available upon request.

PLANNING

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this letting.

VAT

All sums quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment only with the sole agents.

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