

GADSBY NICHOLS



49 Queen Street, Derby, DE1 3DE

Nicely-specified first-floor Offices, with kitchen, within Derby's popular Cathedral Quarter.

411 sq. ft. / 38.2 sqm.

Nearby contract parking available at £62.50 per month.

To Let at £75 per week.

49 Queen Street, Derby, DE1 3DE

LOCATION

The premises are situated within the popular Cathedral Quarter District of the City of Derby, on Queen Street, directly opposite the Cathedral. Adjacent to Queen Street is Iron Gate, which provides ease of access to the Market Place and The Cornmarket, and onwards to Derby city centre. The area is popular with a number of local, professional service operators, and high-end retailers. Ease of access is also afforded to Derby's inner ring road system.

DESCRIPTION

The offices are situated to the first-floor, within an attractive double-fronted, brick-built three-storey building, with hairdressers and delicatessen to the ground-floor. There is direct access from the front via an intercom entrance door, with stairs to the upper floors. The premises comprise two offices, and fitted kitchen. The offices have the benefit of gas-fired central heating, and numerous IT and power sockets. Contract parking is available to the rear at £62.50 per month.

ACCOMMODATION/FLOOR AREAS

The following floor areas have been calculated on a gross internal area (GIA) basis, as follows:-

Office One	264 sq. ft.	24.6 sqm.
Office Two	96 sq. ft.	8.9 sqm.
Kitchen	51 sq. ft.	4.7 sqm.

PLANNING

We understand that the property has existing use consent for B1 Offices, as defined by the Town and Country Planning (Use Classes) Order 1987.

SERVICES

We believe that mains gas, electricity, water, and drainage are all available and connected to the property. We understand the gas supply is via a sub-meter. All other services are mains supplies. Please note, the Agents have not carried out any tests of the services, and no warranties are implied or given.

BUSINESS RATES

We understand from our enquiries of the VOA website, that the property is assessed for non-domestic rating purposes as follows:-

Rooms 9 & 10 Offices and Premises RV £2,650

Please note, subject to satisfying certain criteria, the ingoing tenant may be able to apply for Small Business Rates Relief.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E 125

A copy of the certificate is available on request.

TERMS

The premises are available on an internal repairing and insuring lease, with three-year RPI-based rent reviews.

RENT

£3,900 (three thousand, nine hundred pounds) per annum.

SERVICE CHARGE

There is a service charge to cover communal cleaning, lighting, security, and external repairs.

VIEWINGS

Strictly by prior appointment with the sole agents:-

Gadsby Nichols

Tel: 01332 290390

Mobile: 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

SUBJECT TO CONTRACT

