

22 Sadler Gate, Derby. DE1 3NL

RETAIL UNIT FOR SALE



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0115 784 4777



West Bridgford, Nottingham



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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; Jack Wills, Vision Express Cruise, White Stuff, Dr Martens, Games Workshop, Joules, Bodega Cantina, Canopy and Doughnotts.

Derby Cathedral Quarter previously received the honour of the city location winner of the prestigious Great Britain High Street Awards 2016.

PLANNING

The property benefits from planning consent for:
A1 (Shops)

But may be suitable for other uses subject to change of use*

FREEHOLD

The property is available at a price of:
£200,000

BUSINESS RATES

The Rateable Value of the premises is:
£15,500 per annum

All interested parties should make their own enquiries with Derby City Council.

ACCOMMODATION

The premises provide the following approximate areas:

Description	m ²	ft ²
Ground Floor Sales	82.66	890
First Floor Storage	69.9	752
Second Floor Stores	17.3	186

These measurements are given for information purposes only and prospective purchasers are should undertake their own measurements of the property.

COSTS

Each party is to be responsible for their own legal and all other professional costs in relation to this transaction.

VAT

Value added tax is applicable at the prevailing rate.



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