



## 5 Friar Gate, Derby, DE1 1BU

A rare opportunity to acquire a substantial building, within the Cathedral Quarter district of the City of Derby.

Premier restaurant and leisure location.

Planned over four floors, and extending to circa. 8,703 sq. ft. / 808.51 sqm.

Having the benefit of five car parking spaces to the rear.

Previously used as a bar/nightclub, but potential for alternative use, subject to planning.

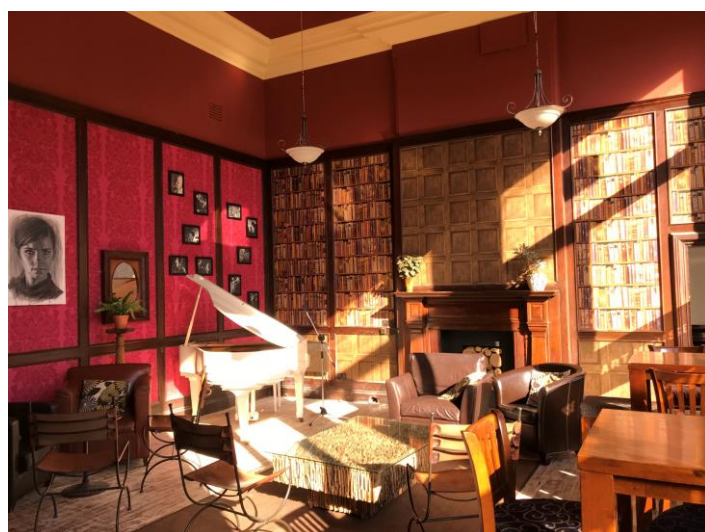
## FOR SALE or TO LET

# 5 Friar Gate, Derby, DE1 1BU

## LOCATION

The City of Derby is a major conurbation within the East Midlands, and has a resident population in the order of 330,000 inhabitants (2011 census), and a wider catchment of some 2,300,000. The City is home to a number of major employers including Rolls Royce plc, Bombardier Transportation, and Toyota whom have a European Motor Car Assembly facility at the nearby Burnaston.

Derby has a vibrant city centre, and the subject property is located within the heart of the prime restaurant and drinking area of Friar Gate. Nearby occupiers include; Bistro Pierre, Okra, Fat Cats, and The Spice Lounge, to name but a few.



## THE PROPERTY

The property is Grade II Listed, and was constructed for the Gas Light and Coke Company in 1889. The building is believed to be one of the first constructed with a steel frame, and is brick-faced with stone dressings, and featured front façade in three bays each with stone-capped gables at attic level.

The property has subsequently been sub-divided and the area being marketed is the former bar and nightclub on the upper floors, which is accessed via its own entrance off Friar Gate.

Off the entrance lobby is a reception room with inner hall leading to an impressive balustraded staircase, providing access to the upper floors. On the half-landing is a feature stained glass window to the rear, and the first floor provides a large bar area with fully fitted bar, and DJ station, with a piano bar and lounge off.

Many of the original features to the building have been retained, including high ceilings with cornicing, and stained glass windows to the front elevation.

There is access to the second floor, which provides a studio area, storeroom, and ladies and gents WC facilities.

The third floor provides a number of rooms, which include former managers living accommodation, together with storerooms, and ancillary space.

Externally, the property benefits from rear access from George Street, and will have five allocated car parking spaces.

**Please note, the areas occupied by Gas Light Cocktail Bar and the Okra Restaurant are not included in the sale or letting.**

## FLOOR AREAS

The floor areas have been obtained from drawings provided, and are calculated on a gross internal area (GIA) basis, as follows: -

Ground Floor	781 sq. ft.	72.89 sqm.
First Floor	3,900 sq. ft.	362.31 sqm.
Second Floor	1,247 sq. ft.	115.88 sqm.
Third Floor	2,775 sq. ft.	257.87 sqm.
<b>TOTAL GIA</b>	<b>8,703 sq. ft.</b>	<b>808.51 sqm.</b>

## SERVICES

It is understood that mains electricity, water and drainage are available to the property. Please note, the agents have not undertaken any tests, and no warranties are given or implied.

## PLANNING

The property is Grade II Listed and falls within the Friar Gate Conservation Area. The space has previously been used as a Bar and Nightclub.

However, in our opinion, it does offer the potential for alternative uses, subject to obtaining the usual planning and building regulation approvals. Interested parties are advised to make their own enquiries with Derby City Council, the local planning authority.



# 5 Friar Gate, Derby, DE1 1BU

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E125. A copy of this certificate is available upon request from the agents.

## TENURE AND TERMS

Offers are invited in the region of £375,000 (three hundred and seventy-five thousand pounds) for the Long Leasehold interest.

Alternatively, subject to use and covenant strength, it is available to rent on a new fifteen-year, full repairing and insuring (FR&I) lease at a rent of £28,500 (twenty-eight thousand, five hundred pounds) per annum exclusive (pax).

## VALUE ADDED TAX (VAT)

All prices quoted are exclusive of any VAT which may be payable.

## VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

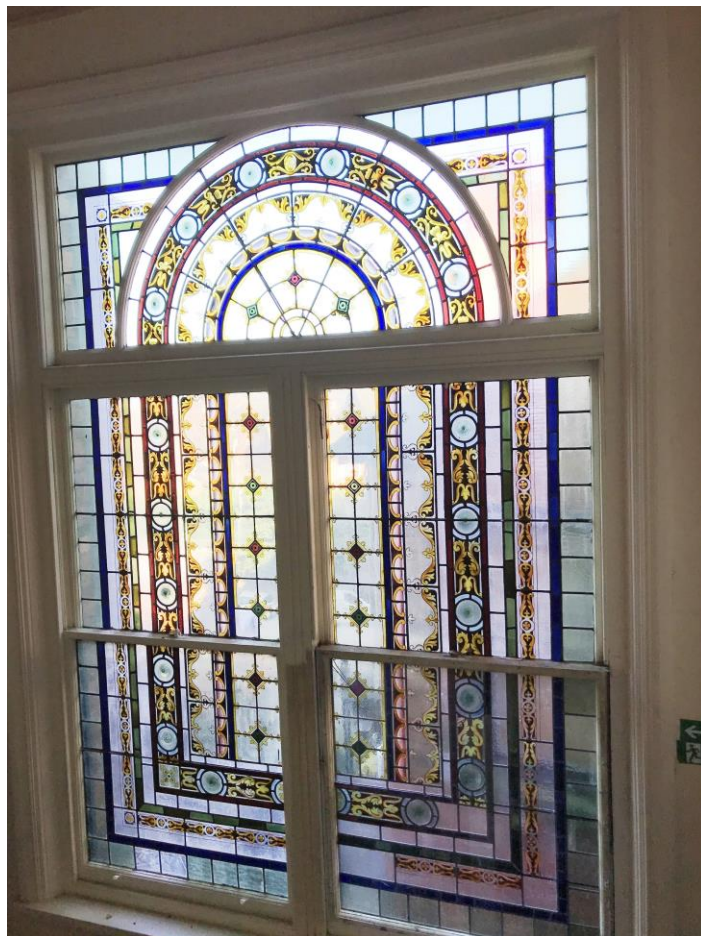
Tel: 01332 290390

Email: [andrewnichols@gadsbynichols.co.uk](mailto:andrewnichols@gadsbynichols.co.uk)

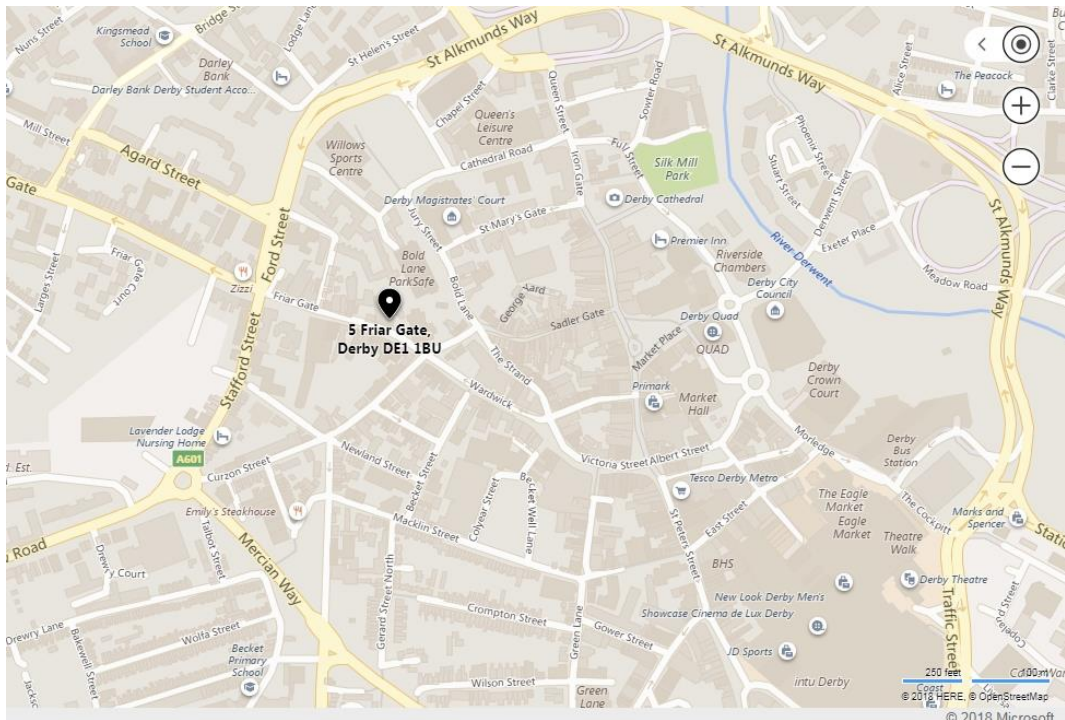
## OUR ANTI-MONEY LAUNDERING (AML) POLICY

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 proof of funding for the sale, or references for the tenancy.

## SUBJECT TO CONTRACT



# 5 Friar Gate, Derby, DE1 1BU



G317 Printed by Ravensworth 0870 112 5306

**Property Misdescriptions Act 1991 and Misrepresentation Clause:** Gadsby Nichols give notice to anyone who may read these particulars as follows:- 1. These particulars are prepared for the guidance only of prospective purchasers/lessees. 2. The information contained or referred to herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement, representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. 4. Photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed when the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumption should be made in respect of parts of the property that are not shown in the photographs. 5. In the areas, measurements or distances referred to herein are approximate and given for guidance purposes only. 6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement of any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or lessee. 7. Plans are based upon the Ordnance Survey map with the sanction of the Control of Stationary Office Crown Copyright. 8. Any information provided on tenure, vacancies or tenancies is provided in good faith and any prospective purchaser/lessee should have this information verified by their professional advisors prior to purchase. 9. The property is offered subject to contract, and subject to it still being available at the time of enquiry. 10. All prices and rents quoted and negotiated are exclusive of Value Added Tax which may be applicable in any particular transaction. Gadsby Nichols cannot take responsibility for any loss or expenses incurred during the viewing process and would recommend that any party considering entering into a property transaction should seek professional advice from a suitably qualified professional at the earliest opportunity.