



## 39/40 Iron Gate, Derby, DE1 3GA

Superbly located, quality retail premises within the Cathedral Quarter.

Ground floor retail space of 2,154 sq. ft. / 200.1 sqm.  
with ancillary space of 765 sq. ft. / 71.1 sqm.

Additional first floor space of 2,540 sq. ft. / 236 sqm.  
and second floor space of 2,045 sq. ft. / 190 sqm.

## FOR SALE OFFERS INVITED

# 39/40 Iron Gate, Derby, DE1 3GA

## LOCATION

The premises are situated within the popular Cathedral Quarter on Iron Gate, directly opposite Bennetts department store. Iron Gate provides ease of access to the Market Place and Cornmarket, and onwards to Derby city centre. Iron gate is popular with a number of local, professional services operators. Ease of access is also afforded to Derbys' inner ring road system. Notable local occupiers include; Birds Confectioners, Brigdens Menswear, and Nandos, together with a number of other licensed premises.



## DESCRIPTION

The premises comprise ground-floor retail unit with substantial first and second-floor ancillary accommodation. WC facilities are situated at ground and first-floor level.

## ACCOMMODATION

The specific accommodation arrangements are as follows:-

### GROUND FLOOR

Retail Space	2,154 sq. ft.	200.1 sqm.
Ancillary Space	765 sq. ft.	71.1 sqm.

### FIRST FLOOR

Ancillary Space	2,540 sq. ft.	236 sqm.
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### SECOND FLOOR

Ancillary Space	2,045 sq. ft.	190 sqm.
Total	7,504 sq. ft.	697.2 sqm.

## SERVICES

We understand that all mains services are available and connected to the property. Please note the agents have not carried out any tests on the services and, as such, no warranties are implied or given.

## BUSINESS RATES

We understand the property is assessed for non-domestic rating purposes: -

Shop and Premises	£31,750
Offices and Premises	£8,900

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned for the property, and can be made available upon request, once received.

## TERMS

Offers are invited for the Freehold interest.

## VALUE ADDED TAX (VAT)

We are awaiting confirmation as to whether the property is elected for VAT.

## VIEWINGS

Strictly by prior arrangement through the Sole Agents: -

Gadsby Nichols

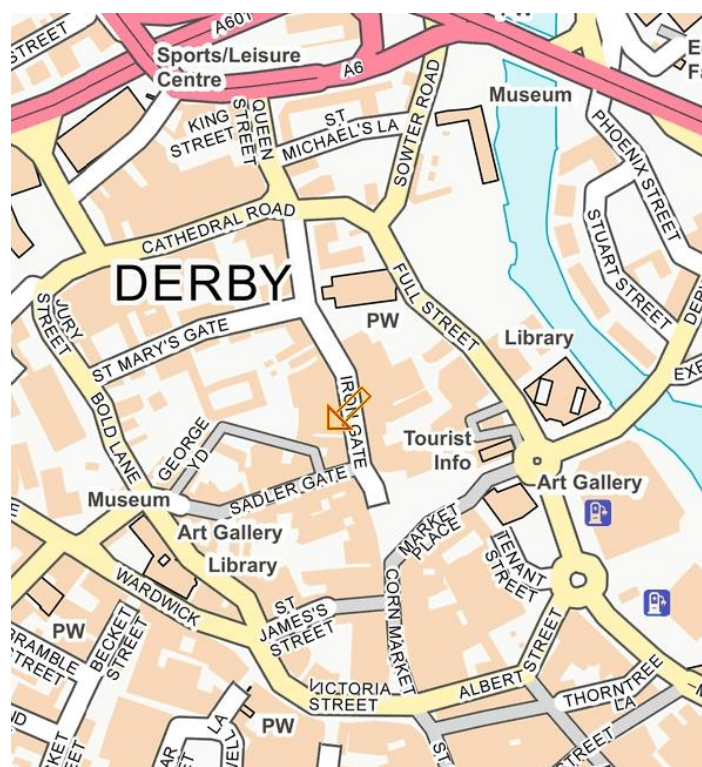
Tel: 01332 290390

Email: 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 purchaser(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.

## SUBJECT TO CONTRACT



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