



6 Sadler Gate, Derby, DE1 3NF

FREEHOLD, three-storey premises

Ground floor Lock-Up Shop

First floor Club/Bar with second floor Staff Accommodation

Located within Derbys' Cathedral Quarter

Retail Area 670 sq. ft. / 62.2 sqm.

Upper Floors 2,169 sq. ft. / 201.5 sqm.

OFFERS AROUND £295,000

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LOCATION

The premises are situated on Sadler Gate, within the Cathedral Quarter of Derby city centre, which is home to Derby's niche retailers, and the main food and drink circuit. Nearby occupiers include; designer clothing outlets, home and giftware shops, hair and beauty salons, cafés, bars, and restaurants.

DESCRIPTION

The premises comprise a ground floor retail unit, changing rooms and kitchen/store, with timber-framed double shop frontage to Sadler Gate. The premises benefit from an air-conditioning/heating system.

The upper floors are separately accessed via an entrance to the left of the shop, with stairs leading to a small office and further stairs to the main accommodation which is arranged as a private members club. There is a bar area, dance floor/stage, and additional customer areas, together with ladies and gents WC facilities. Stairs lead to the second floor, comprising two offices, and a store.

ACCOMMODATION

The specific accommodation arrangements are as follows: -

Retail Area	670 sq. ft.	62.2 sqm.
Changing Area	138 sq. ft.	12.8 sqm.
Stores	64 sq. ft.	5.9 sqm.
First Floor	1,776 sq. ft.	165 sqm.
Second Floor	393 sq. ft.	36.5 sqm.

NIA	3,041 sq. ft.	282.4 sqm.
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SERVICES

We understand that mains electricity, water and drainage are connected. No tests have been undertaken, and no warranties are given or implied.

BUSINESS RATES

Description	Rateable Value
Shop & Premises	£14,750
Wine Bar & Premises	£16,750

PLANNING

We understand the premises have E/A1 Retail consent, as defined by the Town and Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

TENURE

The premises are available Freehold.

PRICE

Offers are invited in the region of £295,000 (two hundred and ninety-five thousand pounds).

VALUE ADDED TAX

All prices quoted and negotiated are exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

OUR ANTI-MONEY LAUNDERING (AML) POLICY

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

VIEWING

Strictly by prior arrangement with the Sole Agents: -
Gadsby Nichols

Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

SUBJECT TO CONTRACT

