



43 Iron Gate, Derby, Derbyshire DE1 3FT

CITY CENTRE FREEHOLD

- ▶ **7,623 sq ft (708.1 sq m) over three floors**
- ▶ **Planning granted for change of use on upper floors to 11 apartments**
- ▶ **Located in the heart of the historic Cathedral Quarter**
- ▶ **Ground floor suitable for a variety of uses**

For enquiries and viewings please contact:



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Location

The property is situated in the heart of the historic Cathedral Quarter overlooking the Market Place at the junction with Sadler Gate.

Iron Gate, Sadler Gate and the nearby Friar Gate have long been regarded as the principal food and drink circuit for the city centre. Iron Gate itself has a wide mix of national, regional and independent retailers, restaurant/bar operators and office occupiers. There are ample parking facilities within a short walk.

Description

Attractive Grade II Listed Georgian period property of traditional brick construction under a predominantly pitched tiled roof with a small asphalt flat roof section. The main building is of three storeys with a two storey section to the rear.

Formerly a bank the premises have a double entrance door leading into the former banking hall, with large open plan space and modular offices and wc's. The upper floors provide a range of offices and ancillary areas including kitchen and w.c. facilities. There is useful basement storage. The premises benefit from lift access.

There is a separate access off Iron Gate leading to the main staircase accessing the upper floors. To the rear there is a separate entrance access via a passageway off Sadler Gate.

Accommodation

	Sq M	Sq Ft
Ground Floor	249.8	2,689
First Floor	268.9	2,895
Mezzanine Floor	19.5	210
Second Floor	126	1,356
Third Floor under Eaves	29	312
Basement	15	161
Total	708.2	7,623

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The premises have Class E (Commercial, Business and Services) consent and suitable for a variety of commercial uses.

Planning was granted on the 27th June 2023 under Application 22/01519/FUL for the Change of use of the upper floors from bank (Use Class E) to eleven apartments (Use Class C3) including external alterations and Application 22/01520/LBA and for internal and external alterations in associating with the change of use of the upper floors from Bank (Use Class E) to eleven apartments (Use Class C3) and use of the ground floor as a cosmetic surgery clinic.

Tenure

The property is being sold freehold with vacant possession.

Business Rates

The property is currently listed as Bank and Premises and has a rateable value of £50,000. The UBR for 2023/4 would be 49.9% . Source VOA website

Price

Freehold offers invited in the region of £795,000

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

A new EPC will be made available.

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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