



26/27 Sadler Gate, Cathedral Quarter, Derby, DE1 3NL

A very well presented retail outlet with ground and first sales, together with ancillary office and storage accommodations, extending to 3,023 sq. ft./280.84 sqm. or thereabouts.

Offering potential for further development subject to obtaining the necessary planning consents.

Situated within Derbys' Historic Cathedral Quarter.

Freehold with vacant possession.

Offers in the Region of £295,000

Gadsby Nichols

Suite 18 Kings Chambers
Queen Street, Derby, DE1 3DS

Residential

01332 296396
enquiries@gadsbynichols.co.uk

Commercial

01332 290390
commercial@gadsbynichols.co.uk



BRITISH
PROPERTY
AWARDS

GOLD WINNER
ESTATE AGENT
IN DERBY
(CITY CENTRE)
2023

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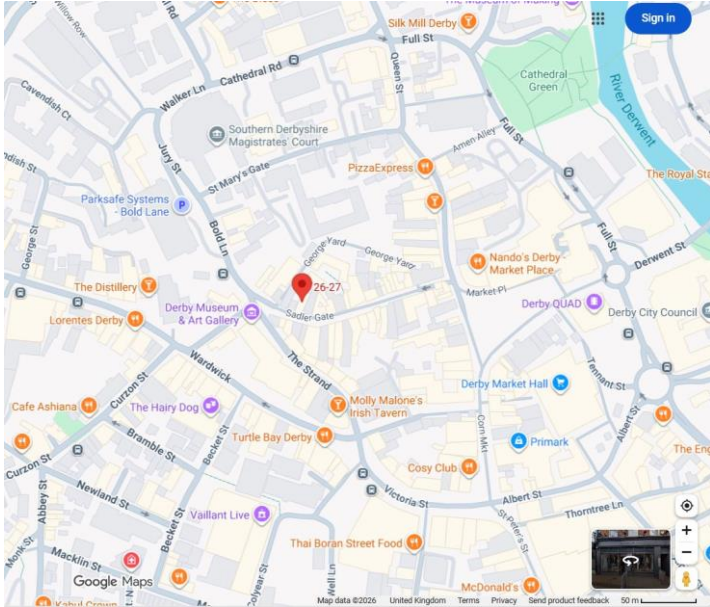


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LOCATION

Sadler Gate is a popular and niche retailing location within Derbys' Cathedral Quarter, an established boutique area of the city. Nearby retailers include Warhammer, Canopy, and Georgio Reggiani.



DESCRIPTION

The property comprises a double-fronted retail unit with recessed entrance door opening to extensive sales area, which is very well appointed, with LED lighting, air-conditioning, and exposed brick walls.



There are stairs down to a lower ground floor office, and to the first floor which gives access to a very well appointed retail space with laminate flooring, LED lighting, and WC/changing facilities. There is internal access to the second floor, which provides kitchen, office, and ancillary space. Externally, to the rear, is a good sized yard providing amenity space potential.



ACCOMMODATION/FLOOR AREAS

The specific accommodation arrangements are as follows:-

Ground Floor	sq. ft.	sqm.
Sales Area	1,130	104.98
First Floor		
Sales Area	1,195	111
Second Floor		
Offices	470	43.66
Kitchen	26	2.42
Lower Ground Floor		
Office	96	8.91
TOTAL NIA	3,023	280.84

SERVICES

Mains electricity, water, and drainage are all believed to be connected. No tests have been undertaken, and no warranties are given or implied.

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PLANNING

Retail, falling within Use Class E as defined by the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

The property is not Listed, but does fall within a conservation area.

BUSINESS RATES

Shop & Premises RV £15,000

With effect from 1st April 2026.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

TENURE

Freehold, with vacant possession provided upon completion.

GUIDE PRICE

£295,000 (two hundred and ninety-five thousand pounds).

VALUE ADDED TAX (VAT)

The property IS elected for VAT, and VAT WILL be payable on the purchase price.

VIEWINGS

Strictly by prior appointment with the joint sole agents: -
Gadsby Nichols

Tel: 01332 290390

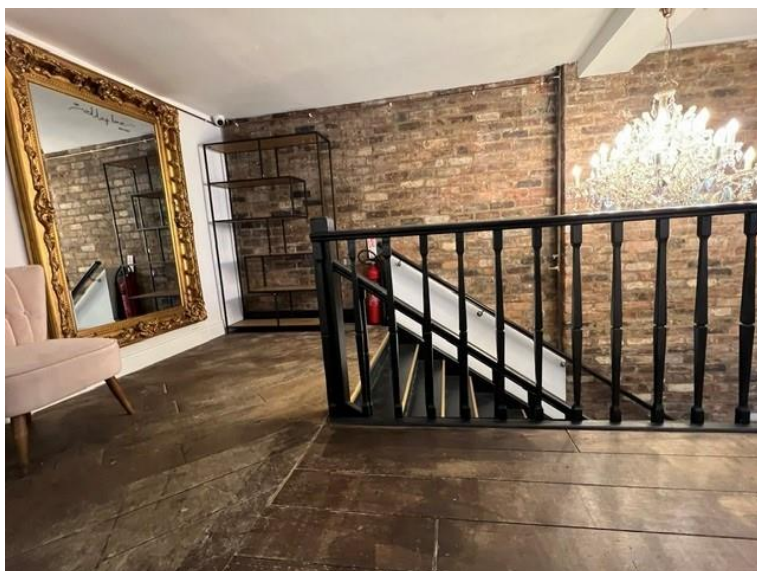
Email: andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful 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.

SUBJECT TO CONTRACT

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