

RETAIL OPPORTUNITY DERBY CATHEDRAL QUARTER 7 Iron Gate, Derby, DE1 3FJ

 Rigby & Co
commercial property
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Location

The property is located on Iron Gate in Derby City Centre. The building is in the heart of Derby City Centre's Cathedral Quarter, a business improvement district in Derby which is currently seeing major investment and regeneration. The area is popular with shoppers as it provides a more traditional High Street shopping experience – as well as some of the major brands, there are a number of boutique and niche retailers as well in the area. Major businesses in the Cathedral Quarter include Bennetts Department Store, Pizza Express, Bang & Olufsen, Apple, Aga and Nando's.

Derby City Centre's renaissance began back in 2007 with the opening of Westfield Derby. This was a £350M investment which has kick started a £1bn regeneration Masterplan for the City. The opening of Westfield has resulted in Derby moving up to 30 in the Retail League Tables.

Cathedral Quarter

- ❖ Cathedral Quarter footfall outperformed UK National High Street in terms of percentage growth in 2010
- ❖ The Cathedral Quarter is home to nearly 5,000 people who work and live there on a daily basis
- ❖ The area currently seeing further investment as part of Derby City Council's £10M Regeneration Fund, please contact the agent for further details.
- ❖ Highest UK salaries outside of London



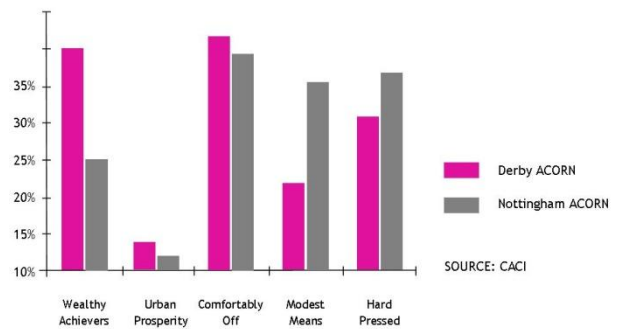
Description

7 Iron Gate sits very prominently on the High Street, with excellent visibility and frontage. Externally, the building represents a late 19th Century Gothic style finish, very much in line with the vernacular of the Iron Gate and wider Cathedral Quarter area. Internally, the space is effectively a blank canvas for an occupier to work with and conduct their own internal fit-out.

The premises provide a ground floor retail area with ancillary basement space with the following approximate net internal areas.

Description	Ft ²	M ²
Ground Floor	3,943	366
Basement	2,946	274
Total NIA	6,889	640

Comparison of Derby with Nottingham



Planning

The premises benefit from A2 (Financial & Professional Services) Planning Consent and may be suitable for other alternative uses subject to planning. For further information please contact Derby City Council Planning Department.

Lease Details

The premises will be available by way of a brand new lease on full repairing and insuring terms. The building has an asking rent of £65,000 pa exclusive of Business Rates, service charge and VAT.

Rates

We have been verbally advised by Derby City Council that the rates are assessed as follows:

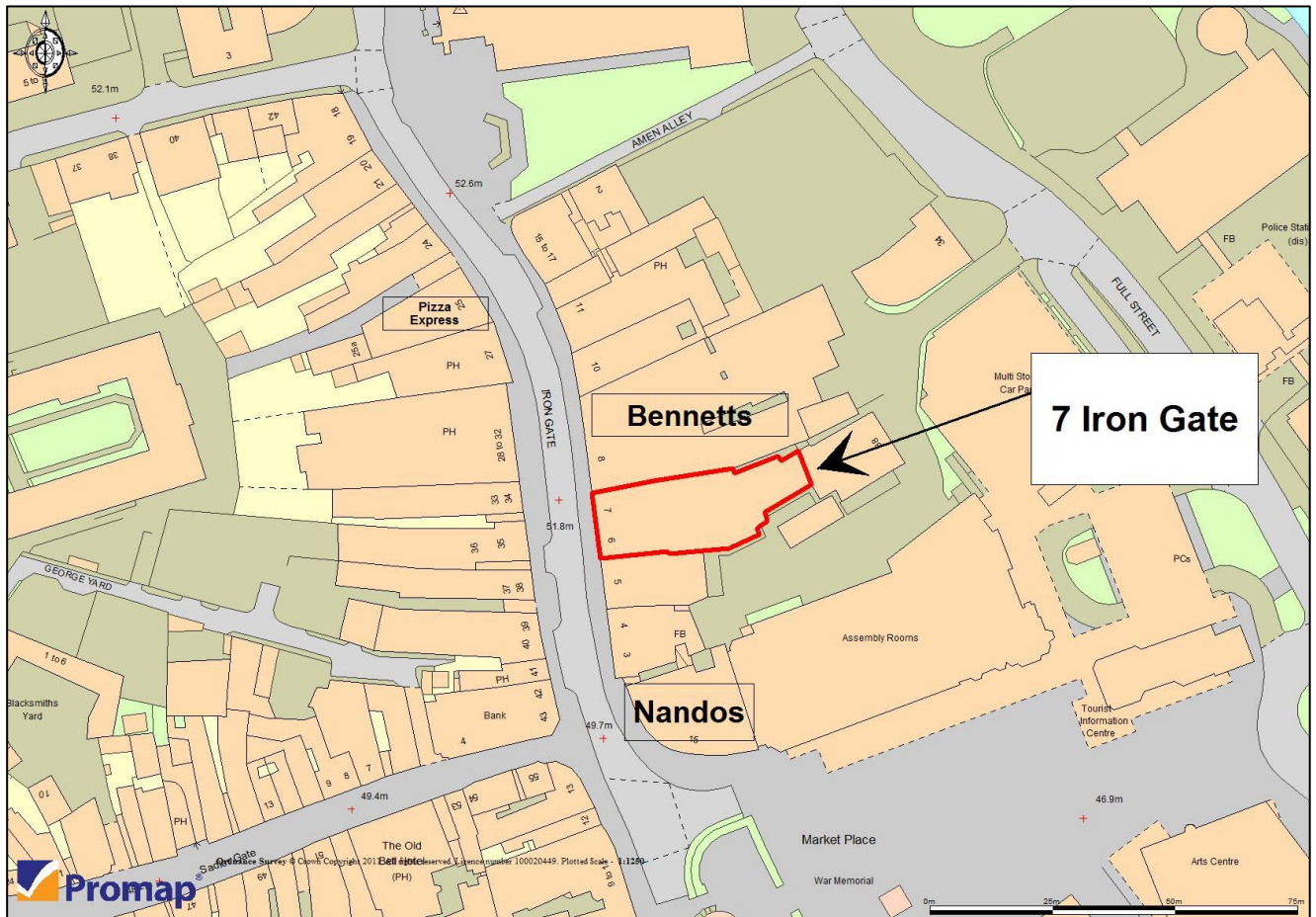
Rateable Value	£35,500
Rates Payable	£14,697

Contact Details

If you wish to view this accommodation or discuss the property's suitability then please contact:

Ben Wisher
Tel: 01332 203377
Mob: 07813 938759
Email: benwisher@rigbyandco.com

In conjunction with



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