

6 Friar Gate | Derby | DE1 1BU

# Excellent licensed premises opportunity in Derby City Centre's prime leisure pitch

510m<sup>2</sup>

(5,488ft<sup>2</sup>)

- Great location fronting onto Friar Gate
- Previously occupied as a bar suitable for alternative uses
- Grade II Listed Building
- Available by way of sub-lease
- 11am to 3am premises licence
- Rent £54,000 per annum
- Occupiers within the vicinity include Bistrot Pierre, Friary Derby, Popworld, The Distillery and O'Dwyers Bar



**TO LET**



Location



Gallery



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## Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45-minute drivetime.

The premises are located within the Cathedral Quarter business improvement district on Friar Gate in the heart of Derby city centre's prime leisure pitch. Nearby occupiers include Bistrot Pierre, Friary Derby, Popworld, The Distillery and the new O'Dwyers Bar.

## The Property

The property is currently fitted out as a bar with all associated fixtures and fittings including bar, a new fully fitted kitchen and customer facilities. The premises will suit many operators including restaurants, bars and other leisure occupiers.

Total specification includes:

- Open plan accommodation with a bar front and performance stage
- First floor office and staff quarters
- Basement storage with keg delivery access
- W/C facilities on ground and first floor



## Tenure

The property is available by way of sublease outside of the Landlord & Tenant Act. A full breakdown of the lease is available upon request.

## Premises Licence

We understand that the property benefits from a premises licence to trade until 3am daily. A copy of the premises licence is available on request.





## Accommodation

The property comprises the following net internal areas:

Area GIA	M <sup>2</sup>	FT <sup>2</sup>
Basement	126	1,355
Ground floor	313	3,371
First floor	71	762
<b>Total</b>	<b>510</b>	<b>5,488</b>

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

## Business Rates

The following hold the following rateable value:-

£27,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2024 to 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

## EPC

The property has an Energy Performance Certificate rating of 83(D).





## Lease Terms

The premises are available by way of a sublease at a price of:  
**£54,000 per annum**

## VAT

We confirm all figures quoted are exclusive of VAT which is payable at the prevailing rate.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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