

34 Victoria Street | Derby | DE1 1ES

# Fully fitted restaurant in prime city centre location to let by way of assignment or sublease

## Ground Floor

123.56m<sup>2</sup> (1,330ft<sup>2</sup>)

- Ground floor restaurant unit, fully fitted to a high standard
- E Class premises, would suit café/restaurant or bar
- Staff unaware, viewing by appointment only
- Nearby occupiers include Coffee No. 1, Loungers, Cosy Club, Caffe Nero, Phoenix Salon Suites, Turtle Bay and many more high quality operators
- Rent - £23,500 per annum
- Premium sought for fixtures and fittings
- Premises alcohol licence from 11am to 11pm daily



**TO LET**



Location



Gallery



Contact



## Location

Derby has a resident population of circa 250,000 with 2.2 million within a 45-minute drive time and boasts a renowned University and major employers such as Rolls Royce and Toyota. Derby has the highest average UK salary outside of London and the Home Counties (source Marketing Derby). Derby is a major East Midlands city that is on an upwards trajectory, having seen significant inward investment from both private and public sectors, with strong retail and leisure markets, and an increasing number of residential schemes within the city centre.

The premises are well situated on Victoria Street, which is a City Centre location that connects footfall from the prime retail pitches of St Peters Street and Derbion Shopping Centre to the leisure circuit of Wardwick and Friar Gate. The Condor apartments scheme and Becketwell Live performance venue are in the immediate vicinity.

## The Property

The premises comprise a ground floor restaurant unit with customer seating at the front, a bar and kitchen to the rear with customer toilets and staff welfare facilities.

## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	123.56	1,330
<b>Total</b>	<b>123.56</b>	<b>1,330</b>

(This information is given for guidance purposes only.)





## Lease Terms

The premises are occupied on a 10 year lease, expiring 27<sup>th</sup> April 2033, subject to an upwards only open market rent review on 28<sup>th</sup> April 2028. The existing lease is effective FRI and available by way of sublease or assignment.

## Rent

The property is available at a passing rent of:

**£23,500 per annum**

## EPC

A copy of the EPC is available upon on request.

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

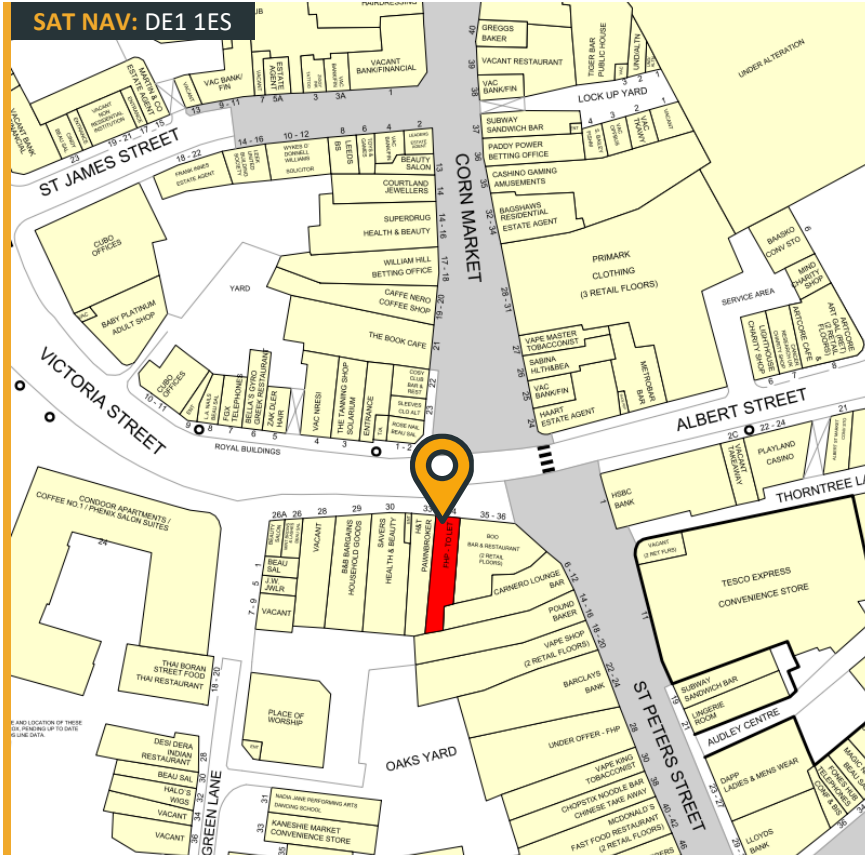
### Shop & Premises

Rateable Value (2023): £23,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2024 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.





## VAT

The property is elected for VAT.

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, mixed use café/restaurant and bar, financial & professional services, office use, clinic, health centre, creche and gym.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

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

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