



37-38 St. Marys Gate, Derby, Derbyshire, DE1 3JZ

CITY CENTRE OFFICE PREMISES

FOR SALE (MAY LET) - Prime city centre office premises with potential for re-development.

- ⊕ Providing potential for mixed use / residential conversion (STP).
- ⊕ Extending to 2,187 sq. ft. / 203 sq. m. (NIA) over two-storeys.
- ⊕ Conveniently located within Derby's historic Cathedral Quarter district.



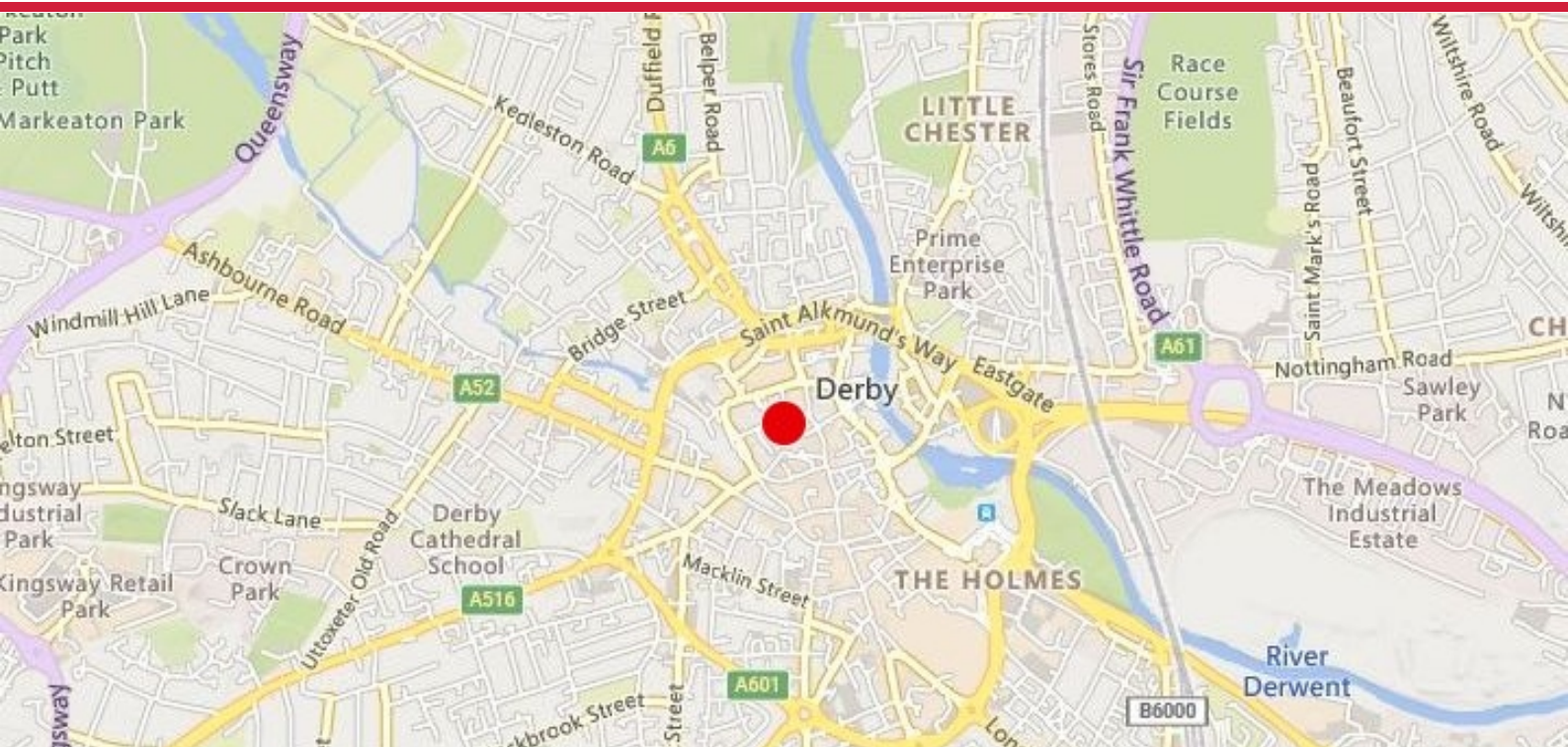
CONTACT

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Location

The subject property is situated on St Mary's Gate within the Cathedral Quarter conservation area of Derby City Centre. This area features a variety of high-quality mixed-use properties, including residential and professional spaces.

The property's location provides fantastic logistical opportunities with it being situated within a short walk for Derby's City Centre which includes the Derbion Shopping Centre, Derby's Riverlights bus station and a plethora of independent bars, restaurants and retailers.

Also close by are the much anticipated Becketwell and University of Derby business school developments which are currently fully underway and anticipated to be completed within the next few years.

Description

The subject property comprises a two-storey Georgian era office building formerly known as the Old Registry and currently occupied by Derwent Rural Counselling Service.

In further detail, the ground floor includes a reception / entrance hall with a partitioned reception office, boardroom, client waiting room and additional storage, kitchen and WC facilities to the rear. The first floor comprises a range of private office and storage rooms of varied sizes along with a staff WC.

The premises have been maintained to a good standard featuring a mixture of carpet and vinyl flooring, painted plaster walls, suspended / painted plaster ceilings which incorporate a mixture of category two strip and spot lighting along with single glazed wooden framed windows throughout.

Externally the property also benefits from five dedicated car parking spaces to the rear accessed via a shared gated entry with the adjacent 40 St Mary's Gate.

The property is Grade II listed and set within the designated Derby City Centre conservation area.

Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS code of measuring practice (6th edition).

Total net internal area 2,187 sq. ft. / 203 sq. m.

Planning

We understand that the property falls within Use Class E but may be suitable for alternative uses subject to the necessary planning consents.

All planning information should be confirmed with the local authority.

Services

It is our understanding that all main services are connected to the property.

Business Rates

The property is currently listed on the valuation office website as having a rateable value of £16,500.

Tenure

The subject property is available to purchase freehold with vacant possession or available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Price

Offers are invited in excess of £375,000 for the freehold or £24,500 per annum exclusive for the leasehold.

Energy Performance

This is to be assessed.

VAT

We are informed by the owners that the property is not subject to VAT.

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly by prior appointment with sole Agent BB&J Commercial

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