

RESTAURANT BAR, TO LET

1 QUEEN STREET

Derby, DE1 3DE



KEY FEATURES

- Rent: on Application
- 7,078 Sq Ft (657.55 Sq M)
- Highly Prominent Premises in Cathedral Quarter
- Licenced to 3am
- 273 Fire Certificate Capacity
- Large trading area with Bar & Commercial kitchen
- Beer Cellar and Staff Facilities
- Adj to large Pay & Display Car park

OMEETO DERBYSHIRE

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TO LET - RESTAURANT BAR

LOCATION

The building is superbly positioned at the busy Cathedral Road/Queen Street/Full Street junction, within the Cathedral Quarter of Derby City Centre.

All city centre amenities are within easy reach; including Derbion shopping centre, the Market Place and Derby Bus Station which are within a 0.5 mile walk. Nearby occupiers include Derby Cathedral, South Derbyshire Magistrates Court, Derby Museum along with a range of town centre shops, restaurants, cafes and professional services.

DESCRIPTION

Highly Prominent pitch at busy junction. Town Centre. Access to large car park to rear. Suitable variety of uses. Retail, Professional, Health, Leisure Etc. Currently fitted as Restaurant Bar. Free of Tie. Licenced unit until 3am. 274 person Fire Certificate Capacity. With commercial kitchen. Located in the Cathedral Quarter. Available on a new lease.

If required there is potentially a further 846 sq ft available on the first floor.

3 Staff parking spaces included. Ample customer parking in Pay & Display.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area basis (NIA), in accordance with the RICS Code of Measuring Practice. Areas have been provided by the client and should be confirmed.

FLOOR	Sq Ft	Sq M
TOTAL	7,078	657.55

PLANNING

We believe the property has traded as Restaurant Bar Premises under Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended) but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

All mains services are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is currently listed as a bar and premises on VOA.gov.uk. Please check the valuation office website for any rates incentives. Subject to status you may qualify for small business rates relief.

Rateable Value: £26,500

Rates Payable: £13,223.50

SERVICE CHARGE

Is payable for the running, maintenance and up keep of the building structure, common, shared and external areas.

The current service charge budget is £625 per month.

TENURE

Restaurant to let by way of a new lease on terms to be agreed.

RENT

The premises is available to rent for on Application.

VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT which is applicable at the prevailing rate.

EPC

E (111)

VIEWING

Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

28-Oct-2025

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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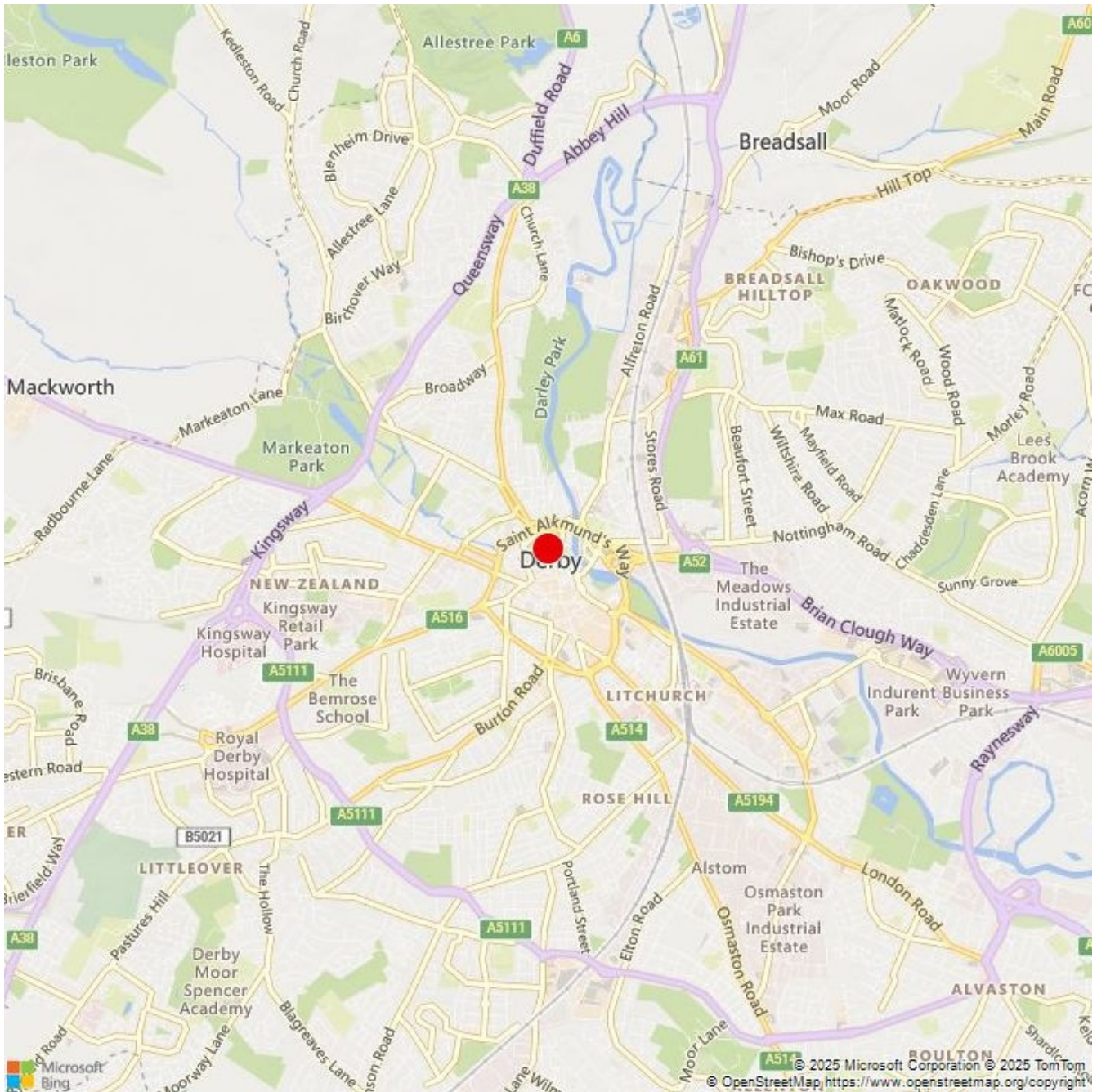
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

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