

# 10B IRON GATE

Derby, DE1 3FJ



## KEY FEATURES

- Rent: £10,000 per annum
- 585 Sq Ft (54.35 Sq M)
- High Street position
- 2,265 sq ft offices also available
- Predominantly open plan sales area
- With Office & WC
- Display frontage onto Iron Gate
- Located in Cathedral Quarter

## OMEETO DERBYSHIRE

01332 840 328  
derbyshire@omeeto.co.uk

[omeeto.co.uk](http://omeeto.co.uk)

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## TO LET - SHOP

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### LOCATION

Shop to let in Derby Cathedral Quarter, with frontage onto the pedestrianised Iron Gate; one of Derby's prime retail and leisure destinations. Near Slug & Lettuce (Stonegate), Pizza Express, Nando's, The Standing Order (Weatherspoon's), Bear Coffee and a number of high quality niche / independent retailers.

The opportunity is just 0.1 miles north of the Becketwell regeneration area; home to Derby's first purpose built PRS scheme "The Condor" a 269 unit development & the new Becketwell Performance Venue; a 3,500 seat arena.

Close to Derby's refurbished Market Hall, a new city centre market hub with a vibrant food and beverage offering.

Derby bus station is 0.3 miles to the east and ParkSafe Car Park is 0.2 miles to the north.

### DESCRIPTION

Prominent retail unit in Derby's Cathedral Quarter. Predominantly open sales area, with an office & WC to the rear. Benefits from a display frontage onto Iron Gate. 2,265 sq ft upper floor offices also available, please contact the agent for further information.

Externally, there is a small shared courtyard to the rear of the property.

### 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 taken from the VOA and should be confirmed.

FLOOR	Sq Ft	Sq M
<b>TOTAL</b>	<b>585</b>	<b>54.35</b>

### PLANNING

We believe the property has been used 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. The property is Grade II Listed. List Entry: 1228261.

### SERVICES

All mains services with the exception of gas 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 shop and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for 100% rates relief.

**Rateable Value:** £8,500

### TENURE

Retail to let by way of a new lease for a minimum term of 3 years.

### RENT

The premises is available to rent for £10,000 per annum.

### VAT

All figures are quoted exclusive of VAT, we are advised the property is registered for VAT.

### EPC

C(68)

### VIEWING

Please contact us or visit [www.omeeto.co.uk](http://www.omeeto.co.uk) for full details and a virtual tour. 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

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### PARTICULARS UPDATED

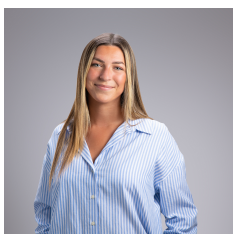
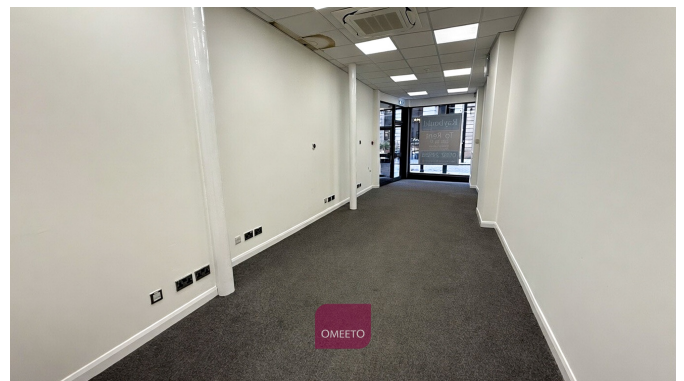
08-Apr-2026

### 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

#### Ruby Scott-Mullen

01332840328

07398390967

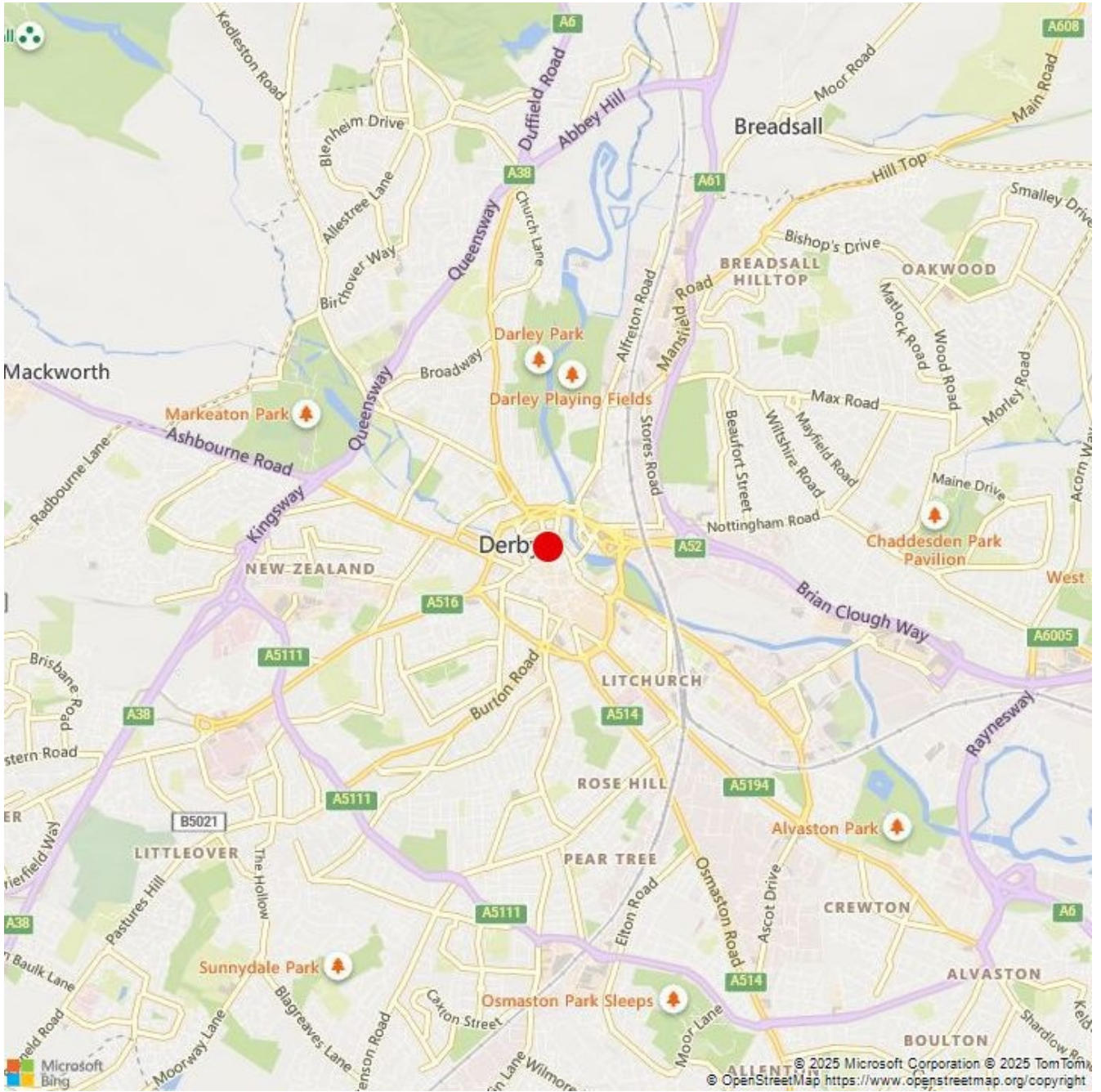
rubysm@omeeto.co.uk

### 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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