

5 - 6 STRAND ARCADE

Derby, DE1 1BQ



KEY FEATURES

- Rent: £1,420 per month
- 1,176 Sq Ft (109.25 Sq M)
- Ground Floor 516 sq ft with fully fitted bar
- Upper Floors 660 sq ft with offices, kitchen & WCs
- Dual frontage onto Strand Arcade and Sadler Gate
- Suitable for a variety of uses STP
- Situated amongst highly regarded independent retailers
- Within Cathedral Quarter

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TO LET - CAFÉ/BAR

LOCATION

Retail unit to let in Derby city centre's Cathedral Quarter, on Sadler Gate and Strand Arcade. Nearby occupiers include Revolution de Cuba, Derby Museum and Art Gallery, and many local independent traders.

The property is located 0.2 miles north of the Becketwell Regeneration Area where in May 2025 the new Vaillant Live events venue opened, and currently being constructed are 342 apartments in two main residential buildings, up to 25,000 square metres of business space, a new public square for the city centre with a hotel, restaurants and cafes around the square, plus a 500-space pay and display car park.

The property has good links to public transport and parking. Derby bus station is 0.6 miles to the east and ParkSafe Car Park is a 2 minute walk away. Ample pay and display street parking nearby.

DESCRIPTION

Prominent café / bar suitable for a variety of uses. Three storey premises with a ground floor fully fitted bar and trading area. Upper floors comprise of office space and storage rooms. Benefits from shutter doors, kitchen for staff and WC facilities. Dual frontage onto Sadler Gate & Strand Arcade with large display windows.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice. Areas have been taken from the VOA and should be checked.

FLOOR	Sq Ft	Sq M
Ground Floor Trading	516	47.94
First Floor Kitchen	72	6.69
Second Floor Offices	588	54.63
TOTAL	1,176	109.25

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 high street or professional uses STP. We believe the property is in the Derby City Conservation Area. All parties should confirm the planning position with the relevant Local Authority.

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: £9,600

TENURE

Bar/Café to let by way of a new lease for a minimum of 3 years.

RENT

The premises is available to rent for £1,420 per month.

VAT

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

EPC

E(124)

VIEWING

Please contact us or visit the OMEETO website 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

100062569

PARTICULARS UPDATED

05-Mar-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

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IMPORTANT NOTICE

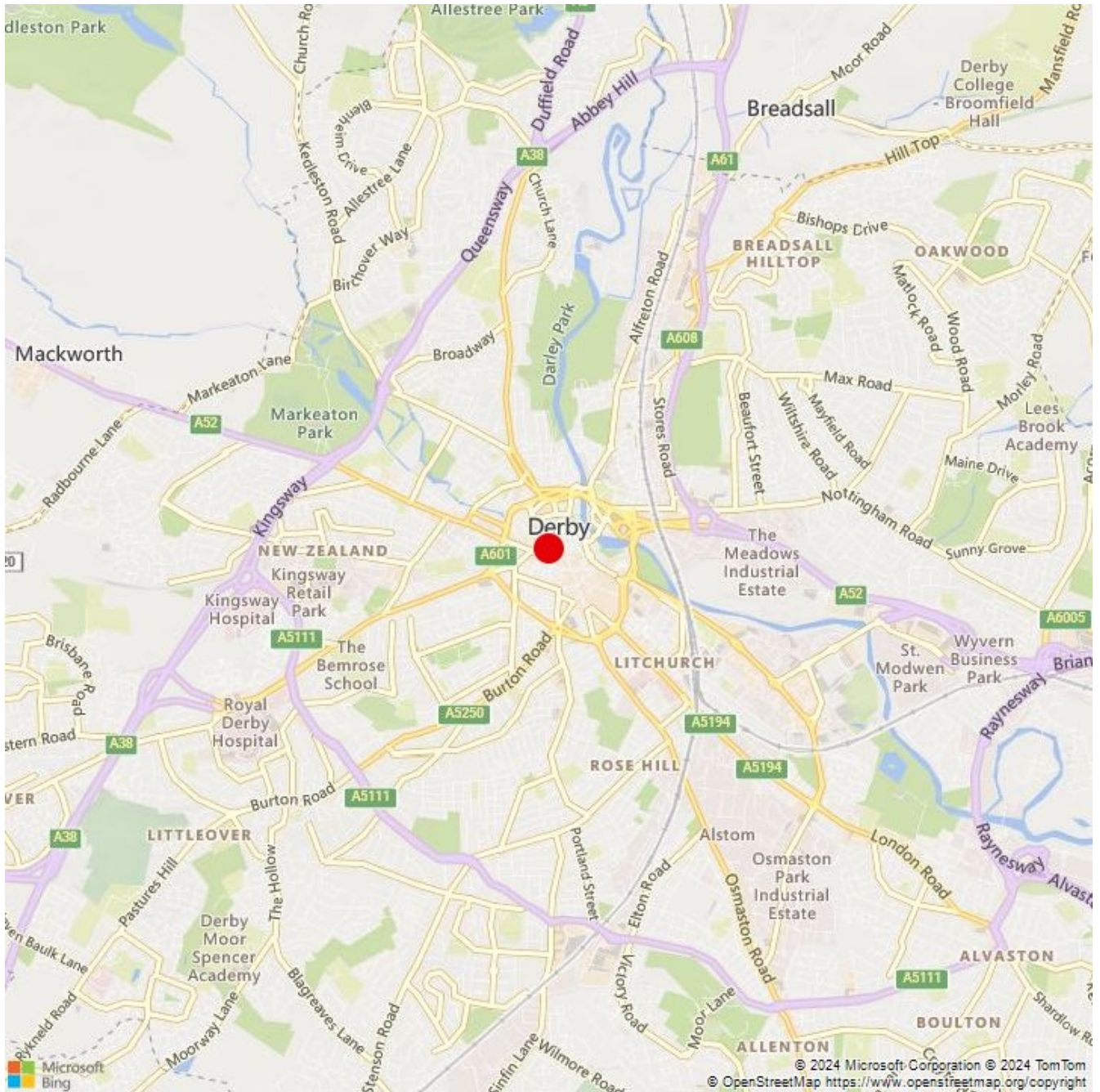
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2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

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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