

DEPARTMENT STORE, TO LET

8 IRON GATE

Derby, DE1 3FJ



KEY FEATURES

- Rent: £35,000 per annum
- 4,437 Sq Ft (412.2 Sq M)
- Short or long term let available
- Prime position within Derby city centre
- Near Bear Coffee, Slug & Lettuce, Pizza Express
- Former department store
- Class E Use
- Suitable for Retail, restaurant, offices

OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

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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.

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 hub with a vibrant food and beverage offering.

The property also forms part of a wider "island" site, surrounded by Amen Alley, Full Street and Market Place. Derby City Council are shortly to announce the identity of a strategic development partner who will begin work developing the Market Place, Assembly Rooms and multi storey car park as part of that site, providing much needed confidence and stimulus to all the properties positioned along Iron Gate to the front and Full Street to the rear.

To the rear of the premises, Wavensmere Homes are running a Planning Application for a 190 unit PRS scheme, which sits fronting Cathedral Green, and where work is expected to start in Autumn 2024. Alongside the transformative proposals to regenerate the Assembly Rooms site on the Market Place, this further bookends the 8-9 Iron Gate premises as being very much in the hot spot of the area of rapid regeneration and change over the next 2-5 years.

Derby bus station is 0.3 miles to the east and ParkSafe Car Park is 0.2 miles to the north. What 3 Word location: snaps.funny.gain

DESCRIPTION

Large store in Cathedral Quarter. Former Department store Suitable for variety of uses. Sort or long term lets considered.

ACCOMMODATION

The accommodation has been quoted on a Gross Internal Area (GIA). Existing areas have been taken from the VOA, proposed have been taken from architect drawings and should be checked.

FLOOR	Sq Ft	Sq M
Ground Floor	4,437	412.2
TOTAL	4,437	412.2

PLANNING

The property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning (Use Classes) Order. All parties should confirm the planning position with the relevant Local Authority.

SERVICES

It is to our understanding that mains services to include 3 Phase electric are available at the property. No gas. A submeter for electric is to be installed by the landlord prior to completion of a lease. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

RATING

The property is to be reassessed for rating purposes.

SERVICE CHARGE

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

TENURE

Retail Unit to let by way of a new lease for a minimum term of 3 years. Rent is subject to covenant, terms and area taken,

RENT

The premises is available to rent for £35,000 per annum.

VAT

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

EPC

The last EPC rating was C(74). The building is currently part of a listed property but shall be separated prior to completion of a lease and a new EPC obtained.

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

30-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

Chris Wright

01332 840328

07471072799

chrisw@omeeto.co.uk

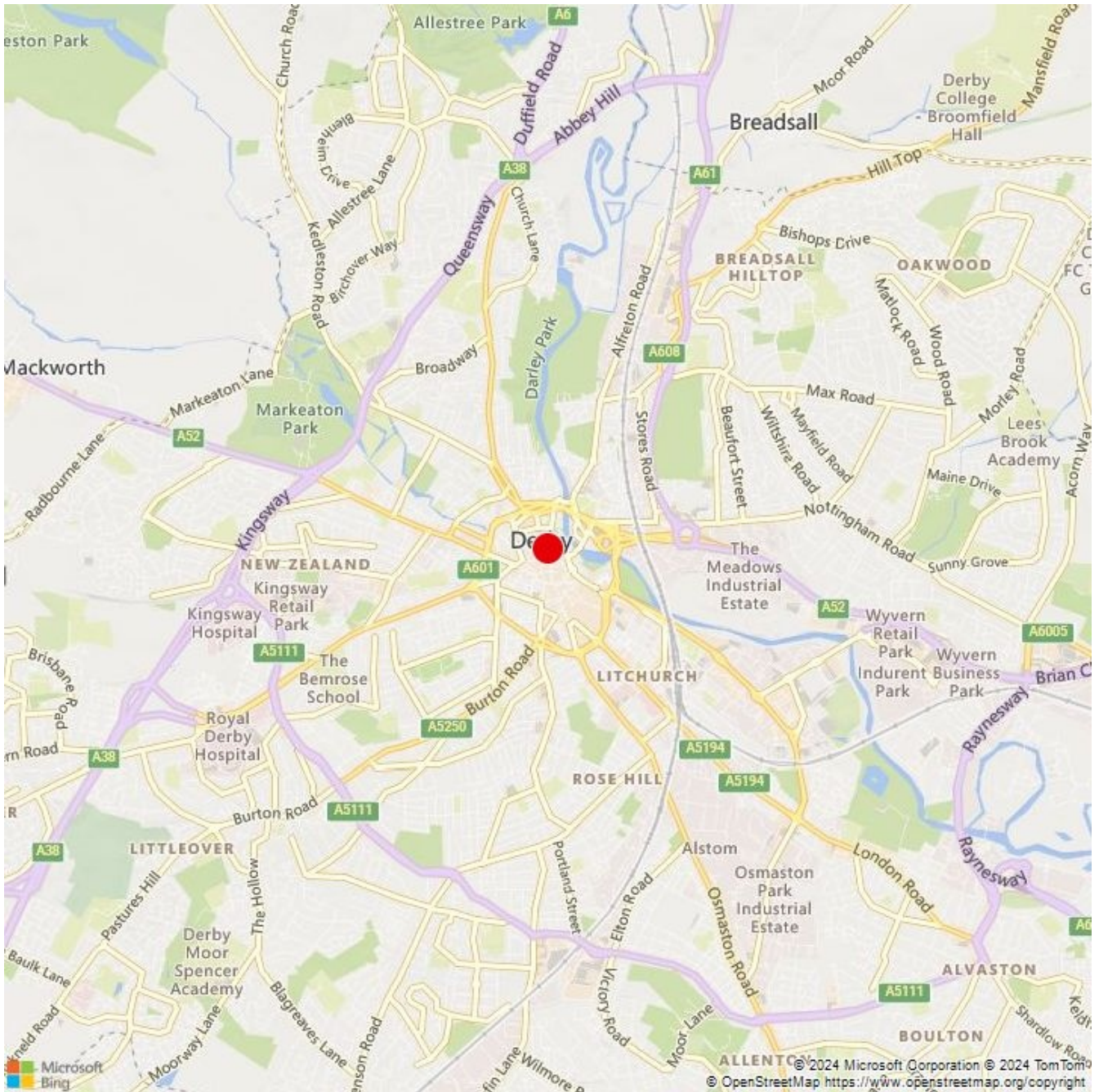
IMPORTANT NOTICE

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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