

10, IRON GATE

Derby, DE1 3FJ



KEY FEATURES

- Price: £395,000 for the Freehold
- 3,530 Sq Ft (327.94 Sq M)
- Two Shops & Self Contained Offices
- Shop 10A Let to The Dandy Gent
- Shop 10B & offices previously used for education
- Full head height basement with WC and kitchen
- Prominent position in Cathedral Quarter
- Scope for conversion STP

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FOR SALE - INVESTMENT

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

2x shops and upper floor offices. Basement with WC & kitchen. All self contained. Shop 10A let to The Dandy Gent. Shop 10B & upper floors vacant, previously used for education. Scope for conversion STP. Recent works include new roof, new boiler & refurbished windows.

Shop 10A let to The Dandy Gent Ltd at £10,000 per annum. Fitted out as a Barber's shop with offices to the rear & a WC. Shop 10B provides a predominantly open sales area, with offices to the rear & a WC. Vacant. Both shops benefit from a display frontage and are accessed via a shared lobby.

The upper floors are self contained and of a predominantly cellular layout. Previously used for educational facility providing classrooms, offices, cloak room, kitchen & WCs. A right for residential conversion STP. With stunning views of the Silk Mill. Vacant.

Externally, there is a small 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
10A Iron Gate	680	63.17
10B Iron Gate	585	54.35
First & Second Floor	2,265	210.42
TOTAL	3,530	327.94

PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) and Class F1 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.

TENURE

Mixed-use investment for Sale Freehold. Shop 10A is currently let to The Dandy Gent Ltd by way of a 10 year lease expiring December 2026 at £10,000 per annum. Shop 10B and the upper floor offices are vacant.

PRICE

The premises is available to buy for £395,000 for the Freehold.

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 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

01-Jun-2026

NOTE

Plans, maps drawings are not to scale.

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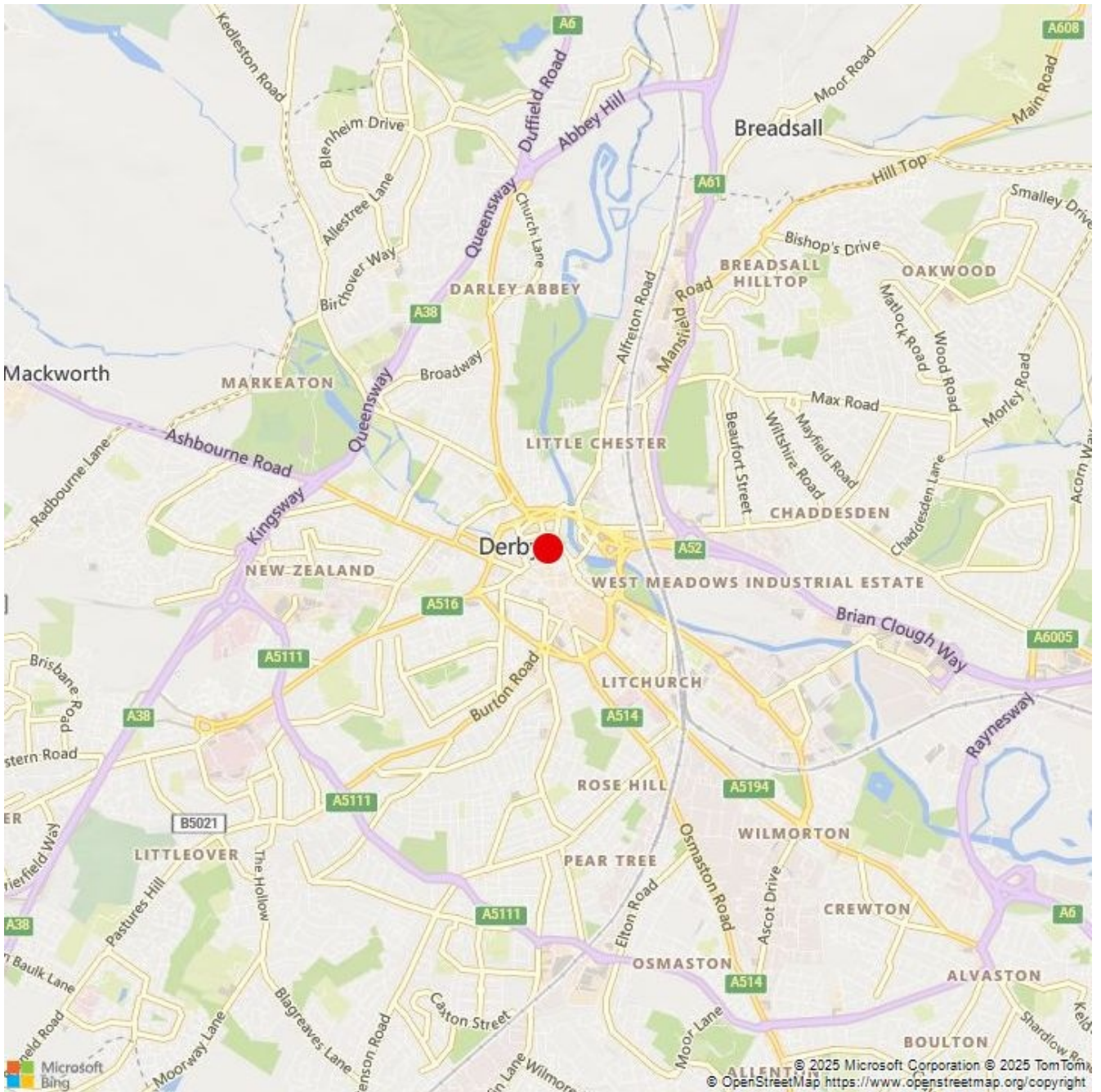
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2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

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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