



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground Part First	Restaurant/Ancillary Plant Room	273.30 sq m (1) -	PROVENANCE TAPAS LIMITED (2) (t/a Iberico Restaurant)	10 years from 31/05/2013 until 30/05/2023	£30,000	31/05/2018
First	Offices	236.13 sq m (2,542 sq ft)	THE BEST CONNECTION GROUP LIMITED (3)	5 years from 06/08/2015 until 05/08/2020	£16,000	05/08/2018
Totals		509.43 sq m (5,484 sq ft)			£46,000	

- (1) Areas stated are Gross Internal.
 (2) Iberico World Tapas brings together the rustic simplicity of Spanish tapas together with the refined ingredients of world cooking and operate from this location as well as another two locations in Nottingham. The Derby restaurant has recently been awarded a Michelin Bib Gourmand and has won Derby Food and Drink Awards Restaurant of the Year for 2016 (Source: www.ibericotapas.com 12/01/2017).
 (3) The Best Connection Group are a recruitment agency who employ over 700 full-time staff and operate a network of 84 branches. For the year ending 30th November 2015, The Best Connection Group Limited reported a turnover of £297,328,639, pre-tax profits of £10,761,285 and a total net worth of £18,801,581 (Sources: www.thebestconnection.co.uk and Experian Group 12/01/2017).

Key Details

- Let to Provenance Tapas Limited and The Best Connection Group Limited
- Important Rent Reviews in 2018
- Approximately 5,484 sq ft
- Historic Grade II Listed Building (former Magistrates Court)
- Includes self-contained car parking
- Located opposite City Centre Multi-Storey Car Park in the heart of Derby's Cathedral Quarter

Location

Miles: 15 miles west of Nottingham
 35 miles south of Sheffield
 38 miles north-east of Birmingham
Roads: A38, A50, A52, M1 (Junction 25)
Rail: Derby Railway Station
Air: East Midlands Airport

Situation

The property is located on the eastern side of Bold Lane, close to its junction with the pedestrianised Sadler Gate and The Strand. The property is located in the Cathedral Quarter which is a destination bar and restaurant location with a number of independent occupiers and some nearby sites pending development.

Description

The property, a Grade II listed building, comprises a ground floor restaurant with separately accessed office accommodation (a recruitment agency) on the first floor. The property benefits from car parking for approximately 10 cars.

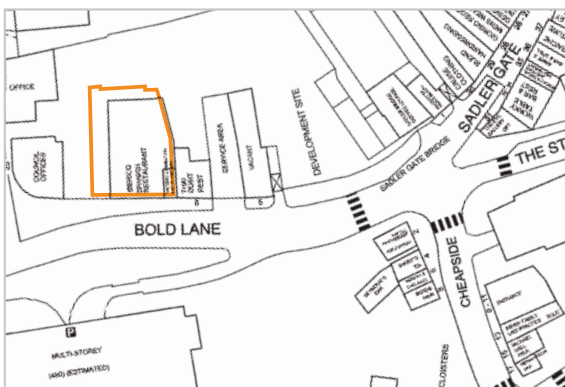
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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