



## Former Church building to let

2-3 Friary Street, Derby, DE1 1JF

### Iconic former Church building TO LET

**£50,000 leasehold**

**6,000 sq ft**  
(557.42 sq m)

- 6000 Sq ft building To Let
- Recently a used as a restaurant and events space
- Ideal meeting Hall or Church premises
- Derby City Centre
- Suitable for various uses (subject to planning)

# Former Church building to let, 2-3 Friary Street, Derby, DE1 1JF

## Summary

<b>Available Size</b>	6,000 sq ft
<b>Rent</b>	£50,000 per annum
<b>Price</b>	Price on application
<b>Business Rates</b>	Will be reassessed when use confirmed
<b>Car Parking</b>	There is no parking with the Building. Ample parking in nearby Stafford Street
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (105)

## Description

A large 6000 Sq. Ft detached brick built property. Trading areas set out over the ground floor. Main Hall with elevated galleries to each side.

2 x Lobby areas. Ladies and Men's w/c's.

## Location

The Property is located off Ashbourne Road (A52), close to the City Centre. Derby with an estimated population of 250,000 in the city and surrounding areas has extensive transport links with other areas of the country. The M1 motorway passes about ten miles (16 km) to the east of the city, linking Derby southwards to the London area and northwards to Sheffield and Leeds. Other major roads passing through or near Derby include the A6, A38, A50, A52 (Newcastle-under-Lyme to Mablethorpe, including Brian Clough Way linking Derby to Nottingham) and A61 (Derby to Thirsk via Sheffield and Leeds).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - Church Premises To Let or for sale	6,000	557.42	Available
<b>Total</b>	<b>6,000</b>	<b>557.42</b>	

## Viewings

Viewing is strictly by prior appointment via the sole agents P & F Commercial Tel:

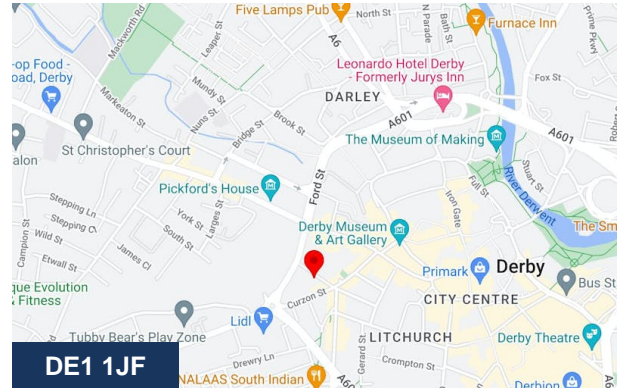
01664 431330 or via email

office@pandfcommercial.com

## Terms

Offered For Let at a rent of £50,000 per annum on full repairing and insuring terms. Minimum 5 year lease with rental increase per annum and breaks to be agreed. A rent deposit equal to 3 months rent will be required. Rent is paid quarterly in advance. Landlord will insure the building with the tenant refunding the premium annually - available immediately.

Freehold available - price on application.



## Viewing & Further Information

**Ben Freckingham**

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