

# GADSBY NICHOLS



9 Babington Lane, Derby, DE1 1TA

Former Grand Theatre and Dance Hall, Nightclubs and now Restaurant.

Prestigious four-storey building, retaining many character features, extending to approximately 16,264 sq. ft./1,511-sqm. including basement and sub-basement areas.

Located in the heart of Derby City Centre, within the St. Peters Quarter, and benefiting from generous footfall, and nearby parking facilities.

Fully-fitted restaurant with one-bedroomed managers flat to the first floor.

Suitable for change of use, subject to planning.

**FOR SALE - £700,000**

# 9 Babington Lane, Derby, DE1 1TA

## LOCATION

The property is situated on Babington Lane within the St. Peters Quarter of Derby city centre. The area benefits from good footfall and nearby parking on Babington Lane. Other uses nearby include the post office, apartments, several retailers, and The Babington Arms. The Intu shopping centre is just a short walk away affording additional car parking. The property is also within easy driving distance of Derbys' ring road systems.

## DESCRIPTION/FLOOR AREAS

The property comprises an impressive four-storey building, with basement and sub-basement areas. It retains many character features from its days as a Grand Theatre and Dance Hall. The property has enjoyed a diverse range of uses to also include night clubs, and now a restaurant.



At present, the property comprises a fully fitted Chinese buffet restaurant comprising bar/lounge area, dining area, buffet counter, private dining area, kitchen, cellar, WC facilities, staff rooms, and managers office, together with managers one-bedroomed flat to the first-floor, and function/bar/storage areas to the second floor, with approximate floor areas as follows: -

Sub-Basement	1,614 sq. ft.	150-sqm.
Basement	1,565 sq. ft.	145-sqm.
Ground Floor	8,186 sq. ft.	761-sqm.
First Floor	4,696 sq. ft.	436-sqm.
Second Floor	203 sq. ft.	19-sqm.
<b>TOTAL</b>	<b>16,264 sq. ft.</b>	<b>1,511-sqm.</b>

## PLANNING

We understand that the property has existing use consent for A3/A5. However, it may potentially be suitable for other uses including conversion to residential, subject to obtaining the necessary planning consent.

## SERVICES

We understand that mains gas, electricity, water and drainage are all connected to the property. Please note that the services have not been tested by the Agents.

## BUSINESS RATES

We understand from our enquiries of the VOA website, that the property is assessed for non-domestic rating purposes as follows: -

Restaurant and Premises      RV £84,500

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating      72

EPC Band      C

A copy of the certificate is available on request.

## PRICE

Offers are invited in the region of £700,000 (seven hundred thousand pounds). Vacant possession can be provided on completion.

## VIEWINGS

Strictly by prior appointment with the sole agents: -

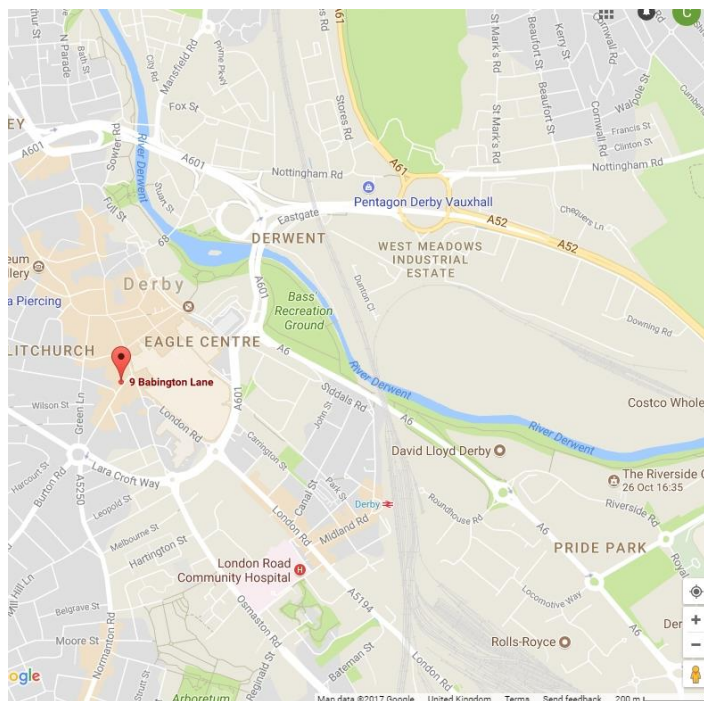
Gadsby Nichols

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## SUBJECT TO CONTRACT



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