



City Centre premises suitable for a variety of different uses including retail & office (STP)

5 Babington Lane, Derby, DE1 1SU

- Well presented open plan business space in City Centre Location
- Prominent frontage onto Babington Lane
- In close proximity to Becketwell regeneration scheme
- Suitable for alternative uses (STP)
- Situated close to the entrances to the Derbion shopping centre

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Location

The subject property is located on Babington Lane, with direct access onto St Peters Street in Derby City Centre, one of Derby's busiest high street areas. It also lies just a minutes walk away from the St Peters street entrance to the Derbion (Intu) shopping centre.

The area immediately surrounding the property is the subject of a £200m Becketwell regeneration scheme which proposes to create in excess of 300 residential units together with up to 25,000 sq m of business space centred around a new public square.

Nearby occupiers include Waterstones, TUI, and the Post Office.

Description

The property comprises a two storey former showroom prominently situated on Babington Lane.

The property is of traditional brick construction with window frontage on both the ground and first floor facing Babington Lane. It has a shared alleyway with the neighbouring property (7 Babington Lane) providing space for parking and access to both floors as well as the flat roof.

Internally the property was formerly used as a showroom but could easily utilised as open plan offices on the ground, first and basement levels being fitted out to a good standard and potentially ready for immediate occupation. On the ground floor there is a single toilet with the first floor having a larger kitchen with WC and shower facilities. The property also benefits from security shutter door covering the entrance and windows, as well as CAT 2 lighting and hot air blowers.

Other alternative uses for the building maybe available subject to planning, such as retail, offices (serviced) or other.

Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Net Internal Area: 555sqm / 5,977 sqft

Planning

We understand that the property benefits from Use Class E Planning Consent.

All planning information should be confirmed with the local authority.

Services

It is our understanding that all mains services excluding gas are connected to the property.

Business Rates

The property is currently listed on the Valuation Office website as having the following Rateable Value:

Shop & Premises: £28,000

All interested parties are advised to contact the local billing authority with regards to any rates payable.

Tenure

The property is available on a freehold basis with vacant possession.

Price

Freehold - Offers in Excess of £399,500

Energy Performance

The property has an EPC rating of E 114

VAT

All figures are quoted exclusive of VAT. Purchasers must satisfy themselves as to the VAT position if necessary by taking the appropriate professional advice.

Legal Costs

Each party are to bear their own legal costs incurred with this transaction.

Viewing

Viewing is strictly via appointment with sole agent BB&J Commercial.

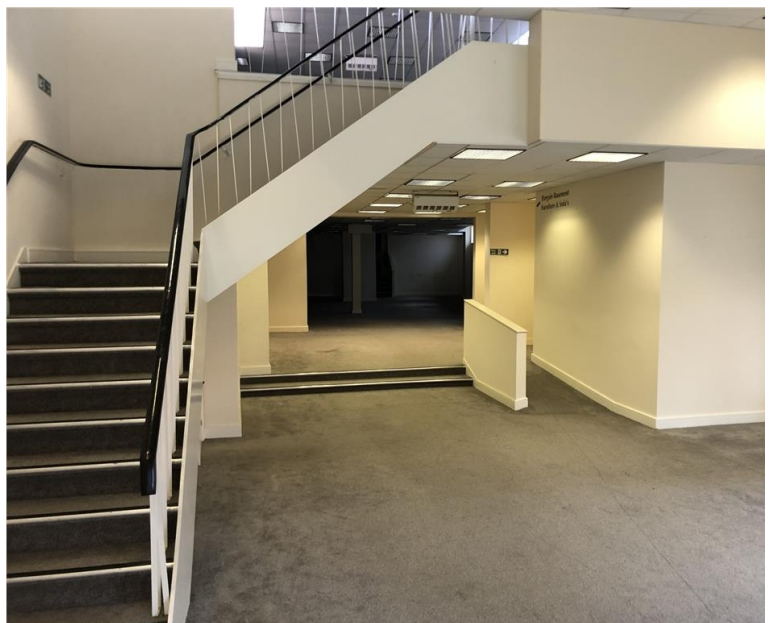


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