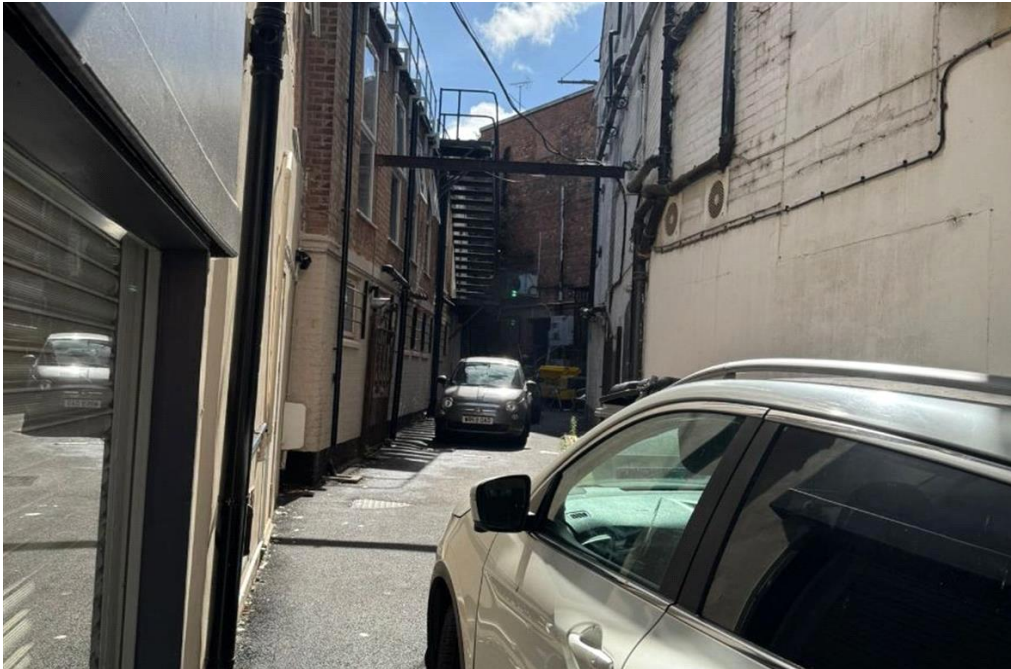




Prestigious freehold four-storey building (16,264 sq. ft.) in Derby City Centre's Cathedral Quarter. Former Grand Theatre, now vacant restaurant/bar with kitchen, cellar, dining areas & function space. Prime location, strong footfall, suitable for various uses (STP).

£750,000 Freehold | Commercial for sale





FOR SALE – COMMERCIAL PROPERTY

Prestigious Freehold Four-Storey Building – 16,264 sq. ft.
Derby City Centre – Cathedral Quarter / St. Peters Quarter

Location

The property is prominently situated on Sadler Gate and Babington Lane, in the heart of Derby City Centre within the Cathedral Quarter and St. Peters Quarter. The surrounding area benefits from strong footfall, with nearby occupiers including retailers, apartments, the post office, and public houses such as The Babington Arms. The Intu Shopping Centre is within walking distance, providing additional amenities and parking.

Excellent transport links are available:

A38 – 3 miles (approx. 8 minutes' drive)

Junction 25 of the M1 – 8 miles (approx. 12 minutes' drive)

Description

A substantial and impressive four-storey building, extending to approximately 16,264 sq. ft. (1,511 sqm) including basement and sub-basement areas. The property retains many character features from its original use as a Grand Theatre and Dance Hall, and has subsequently been utilised as nightclubs and most recently as an Adult Mini-Golf Bar and Restaurant.

The property is currently vacant and offers considerable flexibility for a variety of commercial uses, subject to the necessary consents.

Accommodation

The accommodation is arranged over basement, sub-basement, ground, first and second floors, and briefly comprises:

- Bar / lounge area
- Dining area
- Fully fitted commercial kitchen
- Fully fitted cellar
- Male and female WC facilities
- Staff rooms
- Manager's office
- Additional function / bar / storage areas (upper floors)

Approximate Floor Areas:

- Sub-basement: 150 sqm / 1,614 sq. ft.
- Basement: 145 sqm / 1,565 sq. ft.
- Ground: 761 sqm / 8,186 sq. ft.
- First: 436 sqm / 4,696 sq. ft.
- Second: 19 sqm / 203 sq. ft.
- Total: 1,511 sqm / 16,264 sq. ft.

Tenure

Freehold.

Business Rates

From enquiries of the VOA website, we understand the property is currently assessed as follows:

Restaurant and Premises – RV £91,000.

Key Features

Prestigious heritage building in Derby City Centre

Prominent location with strong pedestrian footfall

Fully fitted restaurant/bar with residential flat

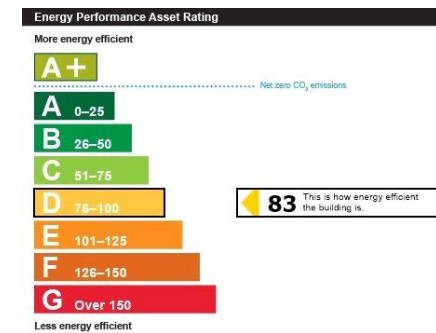
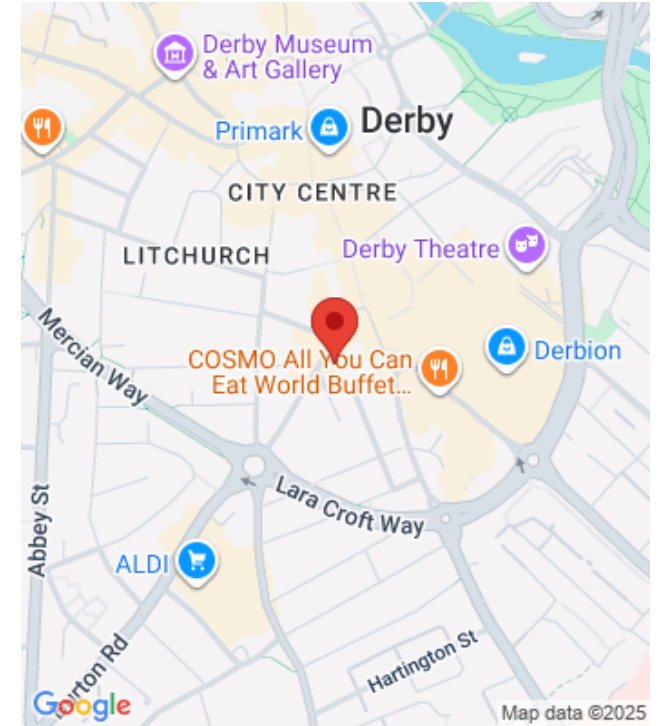
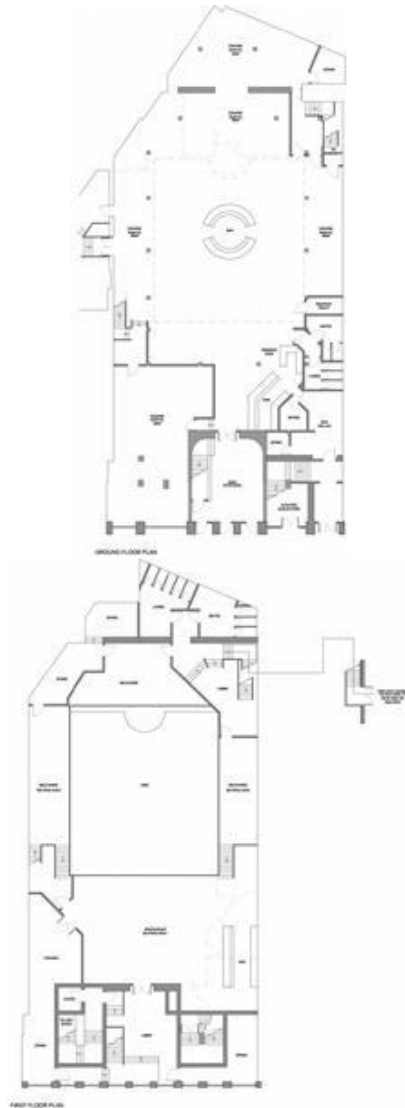
Suitable for change of use (STP)

Rare freehold opportunity within Cathedral Quarter

Viewing

Strictly by prior appointment with the sole agents.

Tenure: Freehold



Viewing by appointment only
Lancashire Properties

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent