



Chartered Surveyors

Unit 1 & 2 Babington Court

Babington Lane, Derby, DE1 1SD

To Let



City Centre Retail Units close to Westfield Centre fronting Babington Lane and Gower Street

- Prominent City Centre location
 - Rear service yard
- Can be let as single units or as whole
- Suitable for a variety of purposes

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Location

The premises are situated within Derby City Centre, at the junction of Babington Lane and Gower Street close to St Peter's Street, and the Westfield Shopping Centre. The property benefits from a prominent retail position fronting Babington Lane and also onto Gower Street. The premises form part of Babington Court, which consists of 51 apartments on the upper floors.

Description

The ground floor accommodation has been divided to create 3 separate units as shown on the attached plan. The units will be finished to allow tenants to install their own fixtures and fittings. There is a rear service yard. The landlord is prepared to carry out or contribute towards fit out works.

Accommodation

Unit 1 – Fronting Babington Lane
345.8 sq m (3,722 sq ft)

Unit 2 - Fronting Gower Street
111.2 sq m (1,197 sq ft)

Rent

Unit 1 - **£38,500 per annum exclusive**
Unit 2 - **£12,850 per annum exclusive**

Freehold

Completed to standard specification the units are available for purchase at **£718,900 plus VAT**. The property would be sold by way of a long ground lease at a peppercorn rent.

Services

All mains services are available.

Terms

Leasehold full terms to be agreed based upon an internal repairing lease. Incentives are available including rent free or contribution towards fit out works subject to status/terms.

“Freehold” may be available by negotiation.

VAT

To be advised.

Rates

The property has not yet been assessed for rating purposes.

Legal Costs

Each party to be responsible for their own legal and other costs.

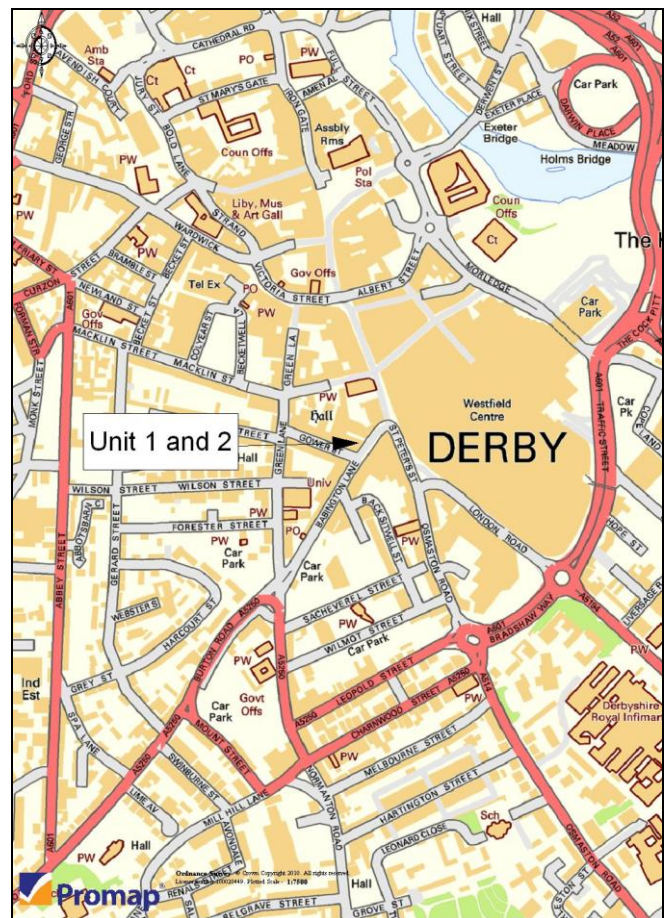
EPC

An Energy Performance Certificate is not required for this property.

Viewing

Strictly by appointment with sole agents, Milner Commercial Chartered Surveyors.

Contact – Peter Milner
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