

# THE BABINGTON ARMS

11-13 BABINGTON LANE · DERBY · DE1 1TA

## LEASEHOLD

PUBLIC HOUSE CLOSE TO THE MAIN SHOPPING AND LEISURE DISTRICT OF DERBY CITY CENTRE TO LET ON BEHALF OF JD WETHERSPOON



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- **Leasehold**
- **Busy location at edge of Derby City Centre**
- **Prominent position fronting Babington Lane**
- **External trade terrace at the front**
- **Trading accommodation on the ground floor**
- **Close proximity to both Derbion shopping centre and St. Peters Mall**
- **Available by way of a new sublease**
- **[Google Street View](#)**

## LOCATION

Derby is situated between Birmingham and Sheffield, easily accessed from the close proximity to the M1 and wider motorway network. Derby is the third most densely populated local authority in the East Midlands and the city benefits from hosting Derby County FC, which holds its home games a 30 minute walk from The Babington Arms.

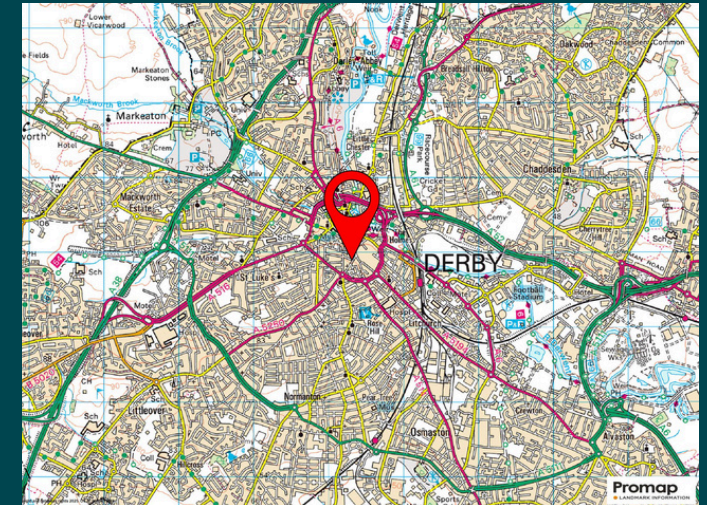
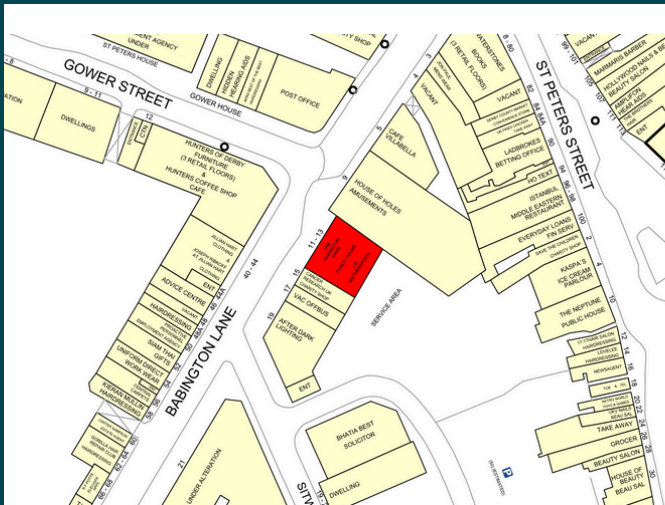
The Babington Arms occupies a prominent position at the end of a retail parade at the end of Babington Lane which leads directly to the main retail high street in Derby. The pub resides opposite the junction of Babington Lane and Gower Street with frequent bus services outside of the property. Derby Train Station is a c. 20 minute walk away and has trains on both local and national lines. The property benefits from its position on Babington Lane as a popular route from the large NCP car park at the top of Babington Lane through to the main high street.

## DESCRIPTION & ACCOMMODATION

The Babington Arms comprises of a two storey terrace building under a small flat roof section, with the rear of the ground floor under office accommodation and a tarmac car park. To the front of the property is a terrace which can accommodate approximately 40 customers.

**Ground Floor:** Trading accommodation with bar servery to the rear, with seating on loose tables and chairs. To the rear of the property is a trade kitchen alongside a managers office and small storage facilities.

**First Floor:** Comprises of customer WC's alongside a large plant room and staff room. The cellar is situated on the first floor adjacent to access to the service yard and small goods lift used for deliveries.



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## APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal floor areas.

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	527.6	5,679
First	Trading/ Ancillary	263.5	2,836
<b>Total</b>		<b>791.1</b>	<b>8,515</b>

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

## TENURE

Leasehold. Held on a lease expiring in June 2036 but subject a tenant break clause in June 2031. The current rent of £78,800 pa subject to 5-yearly open market rent reviews. The most recent annual service charge was £8,702.

## RATEABLE VALUE & EPC

2023 Rateable Value: £80,000  
EPC Rating: C - 62

## PREMISES LICENCE

The Property benefits from a premises licence permitting the sale of alcohol from 08:00 to 00:30 Sunday to Thursday and 01:00 Friday and Saturday.

## TERMS

Rental offers are invited for the benefit of a new sublease.

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## PLANNING

The property is not listed nor does it fall within a conservation area.

## TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

## FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

## VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

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**DISCLAIMER:** July 2025

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