



### 3 FORMER NIGHTCLUB PREMISES Derby, Leicester and Newport

- City centre locations
- Extensive floor areas from 19,386 to 44,305 sq ft
- Excellent potential for redevelopment
- Available individually, in groups or as a package

Freehold  
from £500,000 to £750,000 each

**Christie+Co**  
BUSINESS INTELLIGENCE

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# Zanzibar, London Road, Derby DE1 2PA

Ref: 57/51856

## Location

Derby has an estimated population of 240,000 and is situated approximately 8 miles west of junction 25 of the M1.

The property is situated on London Road, in the centre of the city directly opposite the recently developed £340m Westfield Shopping Centre. London Road (the A6) is the main road to the centre of Derby city and Derby railway station and the Derbyshire Royal Infirmary are within 0.5 miles of the property.

The Westfield Shopping Centre development includes 190 retail shops (including Marks & Spencer, Debenhams, BHS, Next and Matalan) as well as a 70,000 Showcase Cinema de Lux multi-screen cinema complex. There is also a 3,467 space multi-storey car park within the complex, access to which is opposite the property.

## The property

The property comprises a substantial four-storey brick-built property of 40,473 sq ft, on a site of approximately 2,174 sq m (0.53 acres) running between London Road and Osmaston Road.

Originally constructed as a cinema in the 1930s, the premises provide multiple trading areas over the ground, first, second and third floor levels with a capacity for 2,000 people. The property also provides 4-bedroom living accommodation.

## Future use

Purchasers should be aware that the property will be sold with a covenant in favour of the vendor restricting the property from being used as a nightclub following disposal. Non-competing licensed uses will be permitted, subject to the prior approval of the vendor (such consent not to be unreasonably withheld).

## Tenure

Freehold.

## Price

Offers in the region of £550,000.









## Contact



### Valuation Services

Christie + Co has the largest national team of Chartered Surveyors and Valuers dedicated to its specialist markets, offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in all our sectors.

#### Conditions of these particulars

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