

# FOR SALE

## Freehold Commercial Property Investment

11 Bridge Street, Belper, Derbyshire, DE56 1AX



- Commercial property investment in popular market town of Belper.
- Let to an individual T/A Dressing Room Boutique until May 2027.
- Prominent position on A6 close to King Street and amenities of Belper.
- Rental reserved under the lease is £9,500 per annum exclusive.
- The tenant has been in occupation of the property since 2008.

**GUIDE PRICE: £145,000**

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## Location

Belper is a popular market town situated within the borough of Amber Valley in Derbyshire. The main arterial route running through the town is the A6, which links the town with the city of Derby some eight miles to the south, and with the towns of Matlock and Bakewell and the Peak District National Park to the north.

Bridge Street (A6) is the main arterial road through Belper town and is a short walk from the prime retail pitch of King Street. There are a number of public car parks within a short walking distance of the property. Belper train station is less than 100 metres from the subject property.

The property is situated on the west side of Bridge Street close to King Street.

## Description

The property comprises a retail property of stone elevations beneath a pitched tiled roof with traditional timber frontage.

The property is in use as a retail shop having a main pedestrian entrance from Bridge Street. The ground floor provides open plan retail sales. The first floor provides a WC and an office.

## Services

We understand mains water, electricity and drainage services are connected to the property.

## Floor Areas

The property has the following approximate Net Internal Area (NIA) which have been obtained from the Valuation Office Agency website.

Description	sq mtrs	sq ft
Ground Floor Retail Sales	22.4	241
First Floor Ancillary	18.1	195
<b>Total NIA:</b>	<b>40.5</b>	<b>436</b>

## Occupational Lease

The property is let in its entirety to an individual T/A Dressing Room Boutique. The current lease began 19/05/2017 and expires 18/05/2024 but a reversionary renewal lease has been completed from 19/05/2024 until 18/05/2027. We are advised that the tenant has been in the property on a lease since 2008 and has renewed several times. The lease is drawn on full repairing and insuring terms the repair covenant being limited by a photographic schedule of condition. The current rent reserved is £9,500 per annum exclusive and is payable monthly. There is an upwards only rent review in the lease dated 19/05/2026. The lease is contracted outside of the Landlord and Tenant Act 1954. A copy of the lease and schedule of condition is available from the sole agents upon request.

## Rates

According to the Valuation Office Agency website the property has a Ratable Value of £6,600 in the 2023 rating list.

## Price

**£145,000**

## VAT

Not Applicable

## EPC

The property has an EPC of 'D-89' valid until 6<sup>th</sup> April 2027. A copy is available from the agent upon request.

## Viewing

Viewing is strictly via appointment with the sole agents:

## David Brown Commercial

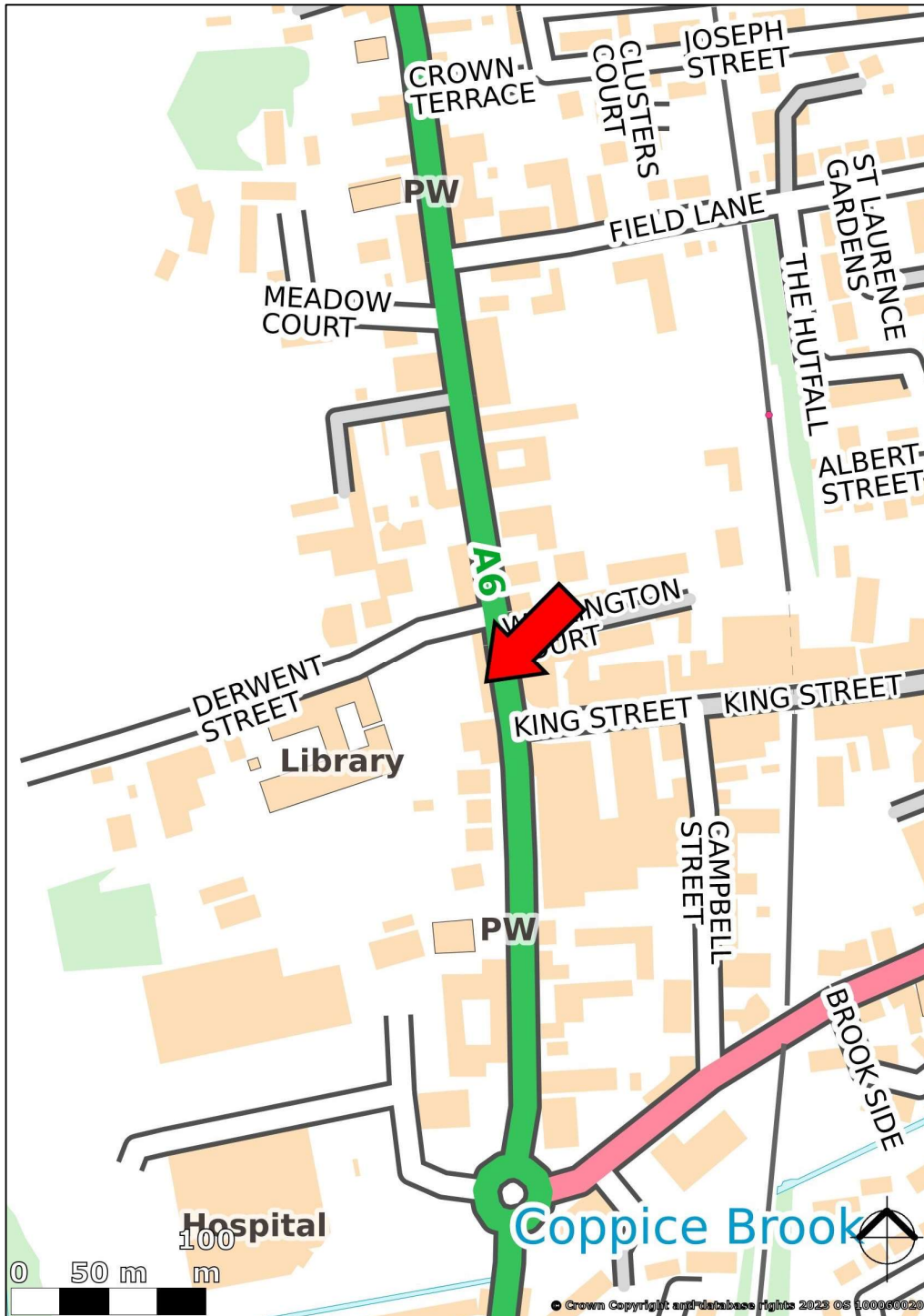
**Tel: 01332 200232**

**email:**

[enquiries@davidbrownproperty.com](mailto:enquiries@davidbrownproperty.com)

## Management Services

David Brown Commercial are pleased to offer property investors a comprehensive and professional property management service including rent collection, service charge administration (where appropriate) and regular property inspection to ensure tenant compliance with lease terms. We aim to maximize value and remove the pain sometimes associated with property ownership and are happy to provide competitive quotations upon request.



**IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES**

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs.

We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.