



**THE  
CORN  
EXCHANGE**

**TO LET**

**RETAIL/OFFICE UNITS IN NEW EXCITING ARCADE**

THE CORN EXCHANGE / KING STREET / BELPER DE56 1PS



# INDEPENDENT RETAIL



# INDEPENDENT CAFÉ



# OFFICE SPACE





# THE CORN EXCHANGE

## LOCATION

Belper is a popular market town situated within the borough of Amber Valley, approximately 8 miles to the north of the City of Derby.

King Street is the main retailing thoroughfare of the town and plays host to a large number of local independent retailers together with multiples including Boots, M&Co, Wilkinsons, Iceland and Costa Coffee.

The property is situated on the south side of King Street, recessed slightly from the road, between Boots and Wilkinsons.

## DESCRIPTION

The original buildings on site were Belper's main corn merchant and agricultural stores. The property is currently undergoing a major program of works to create a new retail space with 9 retail units, with a further 5 office units, 2 treatment rooms, and a café/restaurant.

Units let with use of communal kitchen/staff room with designated toilets for lessees, with optional additional storage and off-site parking.

## LANDLORD PROVISION

Landlord provides cleaning of communal areas, communal lighting, communal air-conditioning, water, buildings insurance and reasonable waste disposal – café/restaurant is responsible for its own water usage.

## TENANT RESPONSIBILITIES

Tenants responsible for their unit's electricity consumption (for internal lighting, air-conditioning and internal electrical use), internal cleaning, business liability insurance, contents insurance and business rates.

## RATES

Incoming occupiers will be responsible for their own business rates, we understand that all units will have a rateable value under £12,000 and therefore be eligible for 100% small business rates relief. (Subject to occupier eligibility).

## TENURE

The property is available by way of a 12-month license agreement on internal repairing and insuring terms.

## VAT

The rentals quoted are inclusive of VAT.

## PERMITTED HOURS

Shop units 8.30 – 18.00 including deliveries  
Café/restaurant 8.30 – 23.00

## DEPOSIT

A deposit equivalent of 1 month's rent will be payable.

## EPC

The property is currently in the course of redevelopment and an Energy Performance Certificate will be provided in due course.

## ANTI-MONEY LAUNDERING

As part of our AML policy and procedure two photographic ID documents and a recent utility bill are to be provided by an incoming tenant.

## LEGAL COSTS

There are no landlord's legal fees, however incoming tenants will be responsible for an administrative fee of £295 + VAT towards preparation of the license agreement.



# GROUND FLOOR LAYOUT



## RETAIL AND OFFICE SPACE AVAILABILITY

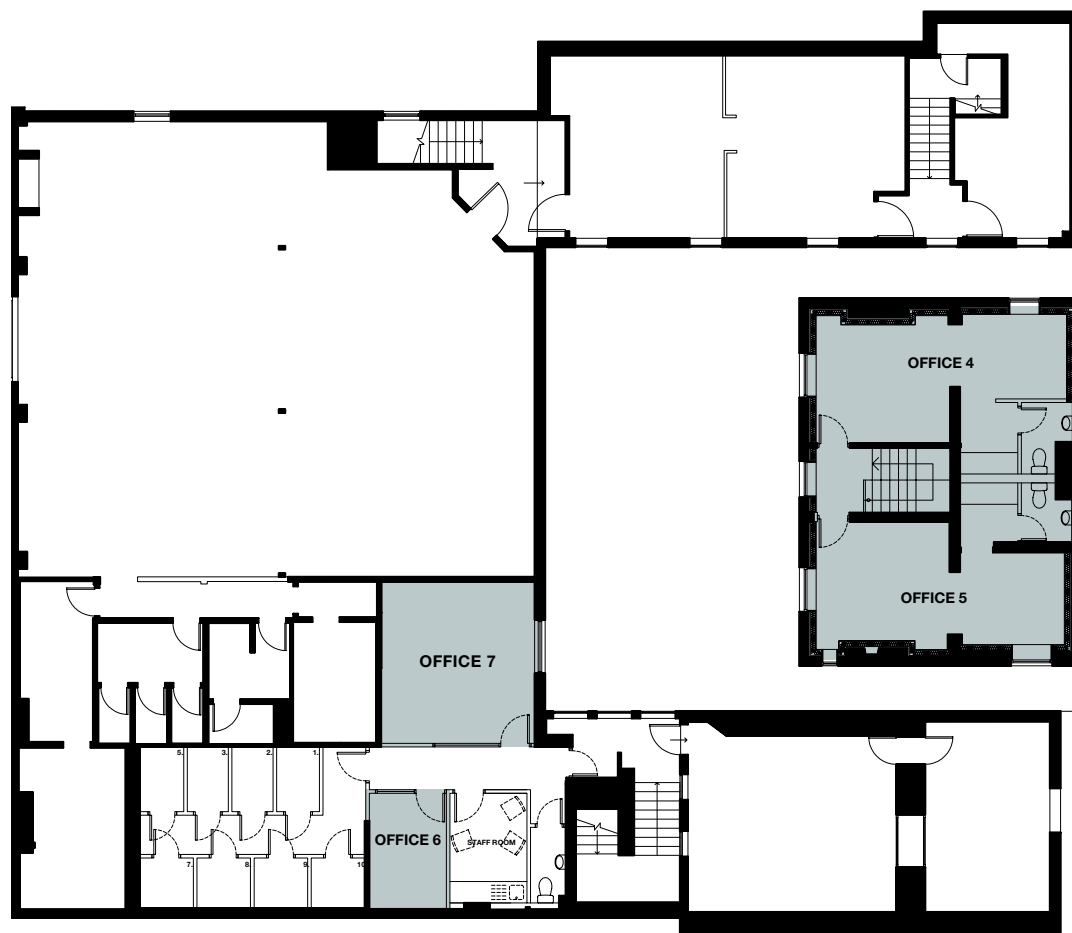
Description	Sq.m	Sq.ft	Rent p.a.
Unit 1	14.4	155	LET
Unit 2	13.0	140	LET
Unit 3	14.0	151	LET
Unit 4 (Café & Store)	25.3/3.9	272/42	LET
Unit 5/6	16.8	181	LET
Unit 7	15.2	164	LET
Unit 8	27.4	295	LET
Unit 9	19.2	207	LET
Unit 10	19.5	210	£7,450
Office 1	14.5	155	LET
Office 2	28.4	306	£9,650
Office 3	28.9	311	£9,850



RETAIL UNIT



# FIRST FLOOR LAYOUT



## RETAIL AND OFFICE SPACE AVAILABILITY

Description	Sq.m	Sq.ft	Rent p.a.
Office 4	28.2	303	LET
Office 5	28.0	301	LET
Office 6	6.5	70	TBC
Office 7	19.5	210	£5,775



RETAIL UNIT



# LOCATION

## STORAGE AND PARKING

Additional secure on-site storage units - 21sqft by 2.1m high.  
Dedicated parking bay in floodlit secure parking site on Derwent Street for £10+VAT per week.

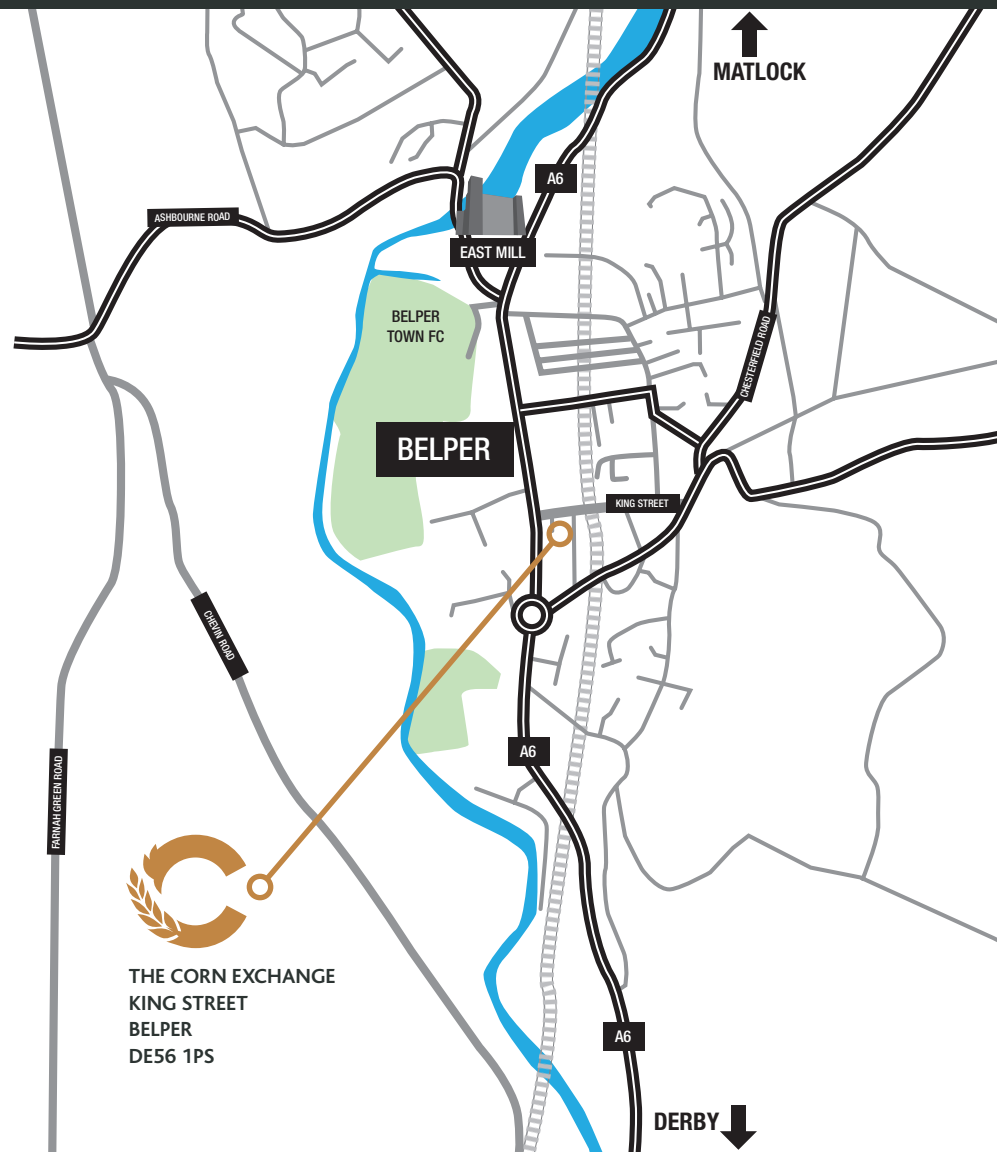
## AVAILABILITY

Occupation is available from October 2022.

## VIEWING

Viewing is strictly via appointment with sole agent:

David Brown Commercial  
T: 01332 200232  
E: [enquiries@davidbrownproperty.com](mailto:enquiries@davidbrownproperty.com)



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BELPER  
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IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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