

TO LET

First Floor Office/Commercial Suite

The Corn Exchange, 8 King Street, Belper, Derbyshire, DE56 1PS



- First floor office/commercial suite.
- Total Net Internal Area 65.1 sq.m. / 700 sq.ft.
- Central location off the prime retail High Street in the new 'Corn Exchange' scheme
- Quirky, creative space suitable for a number of uses.
- New ground floor entrance.

Rental: £7,500 per annum exclusive

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.

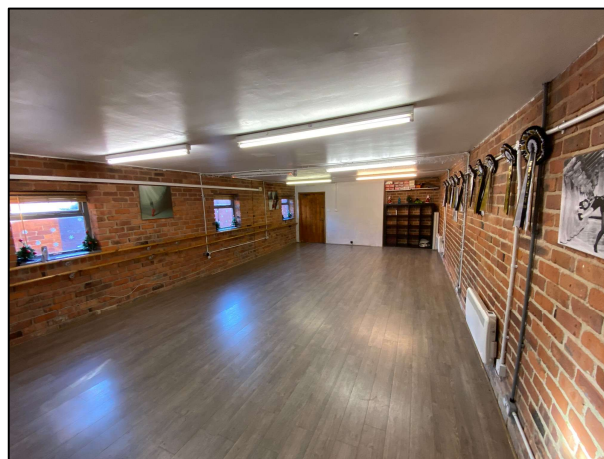
Description

The property comprises a substantial, former corn merchants' premises which has subsequently been converted to provide numerous self-contained areas. The ground floor has recently undergone a major programme of works to provide a range of new retail units, offices and treatment rooms.

The subject is located on the first floor and has a new ground floor entrance. The property comprises a versatile space which comprises a

main studio, rear office, and private W/C and kitchen facilities.

The suite benefits from laminate flooring, exposed brick walls, electric heaters, timber framed windows, painted plaster ceilings and fluorescent tube lighting.



Accommodation

The property has the following floor areas:

Description	sq mtrs	sq ft
Studio	48.1	518
Office	17.0	183
Total Net Internal Area:	65.1	700

Services

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

Rates

The Valuation Office Agency indicates the suite has a Rateable Value of £3,500.

Tenure

The property is available to let on flexible terms for a negotiable period of years.

Rent

£7,500 per annum exclusive of rates and all other outgoings.

VAT

Applicable.

EPC

An EPC is in the course of preparation.

Viewing

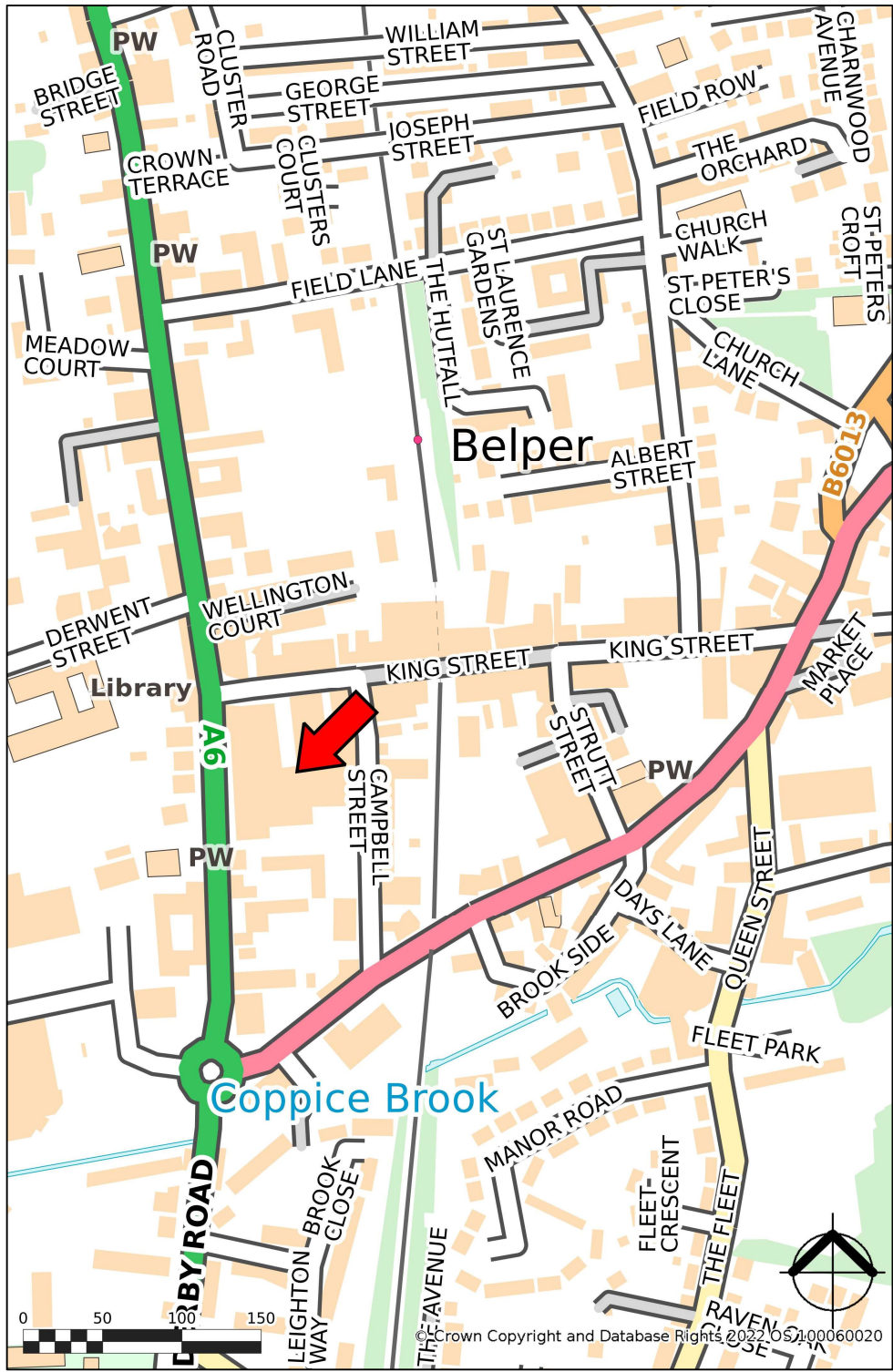
Viewing is strictly via appointment with the sole agents:

David Brown Commercial

Tel: 01332 200232

email:

enquiries@davidbrownproperty.com



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.

