



**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

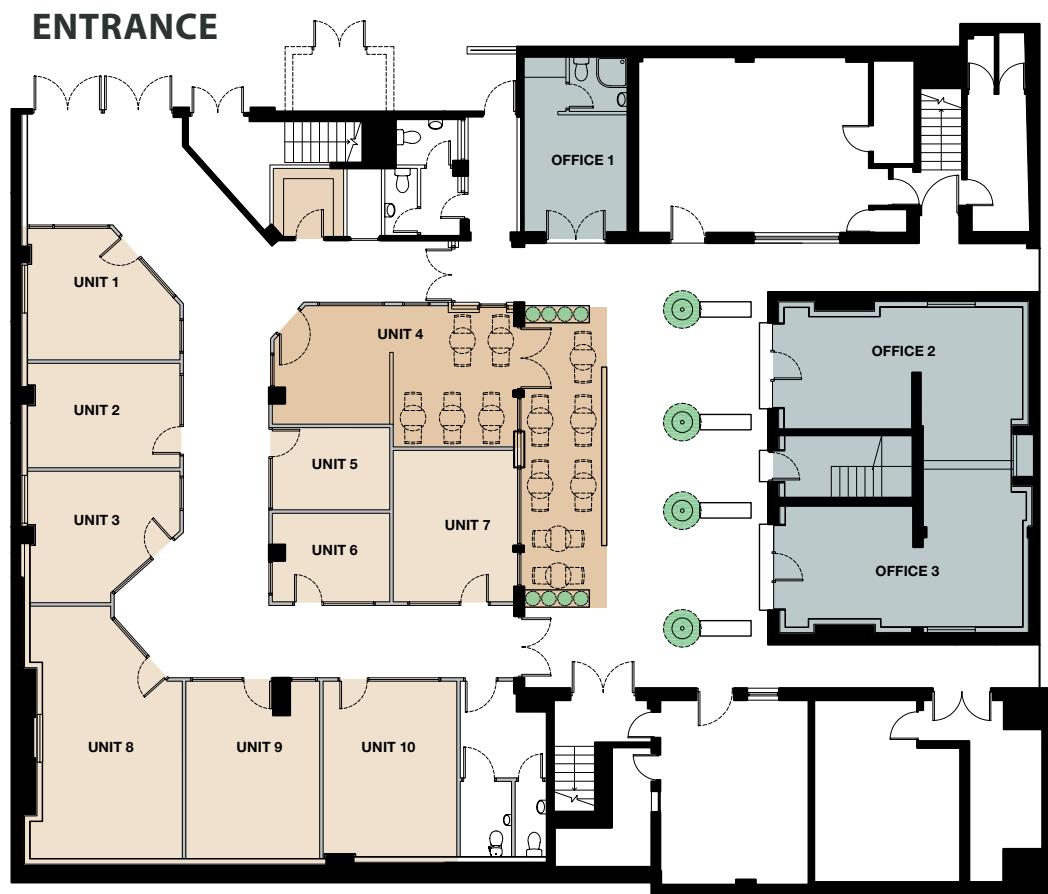
As part of our AML policy and procedure two photographic ID documents and a recent utility bill are to be provided by an incoming tenant.

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

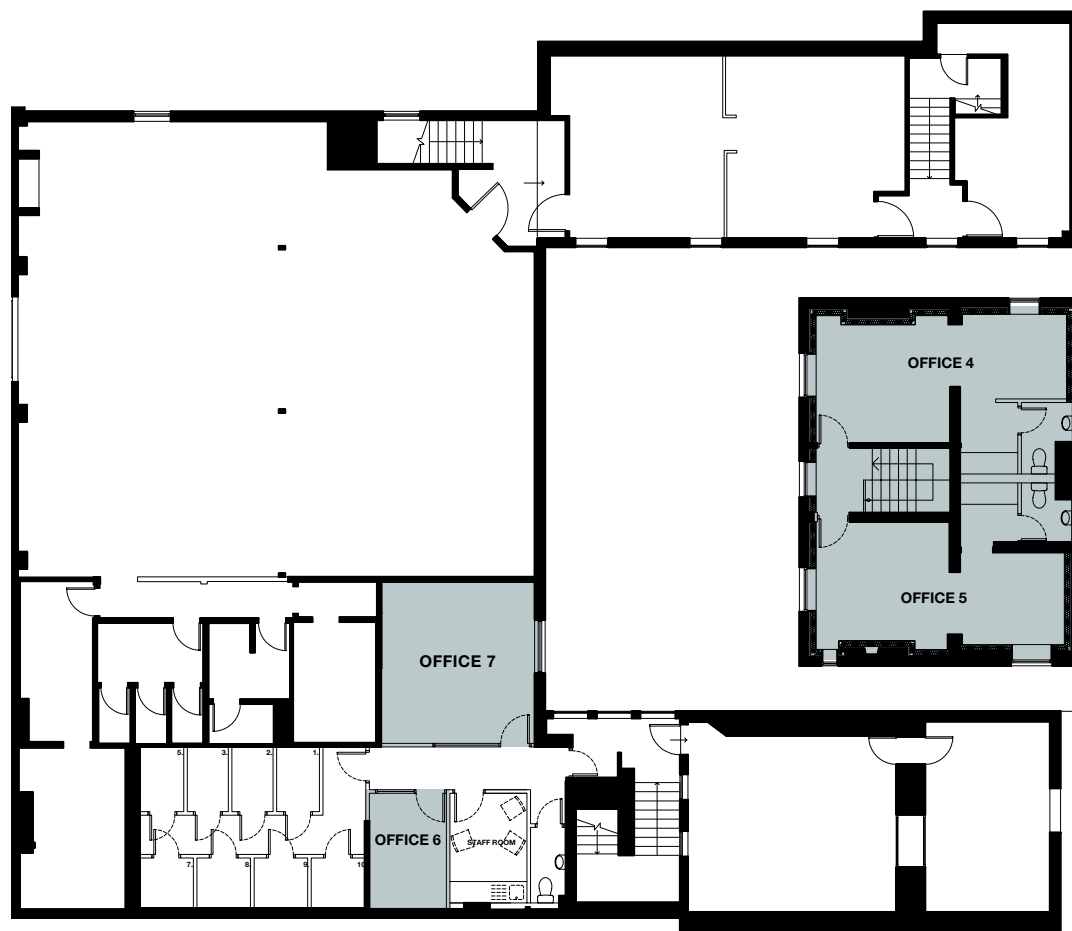
Description	Sq.m	Sq.ft	Rent p.a.
Unit 1	14.4	155	£7,000
Unit 2	13.0	140	LET
Unit 3	14.0	151	£6,000
Unit 4 (Café & Store)	25.3/3.9	272/42	LET
Unit 5	8.4	90	£3,500
Unit 6	8.4	90	£3,500
Unit 7	15.2	164	LET
Unit 8	27.4	295	£9,350
Unit 9	19.2	207	£7,300
Office 1	14.5	155	LET
Office 2	28.4	306	£9,650
Office 3	28.9	311	LET



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	£7,750
Office 6	6.5	70	LET
Office 7	19.5	210	LET



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

Available immediately.

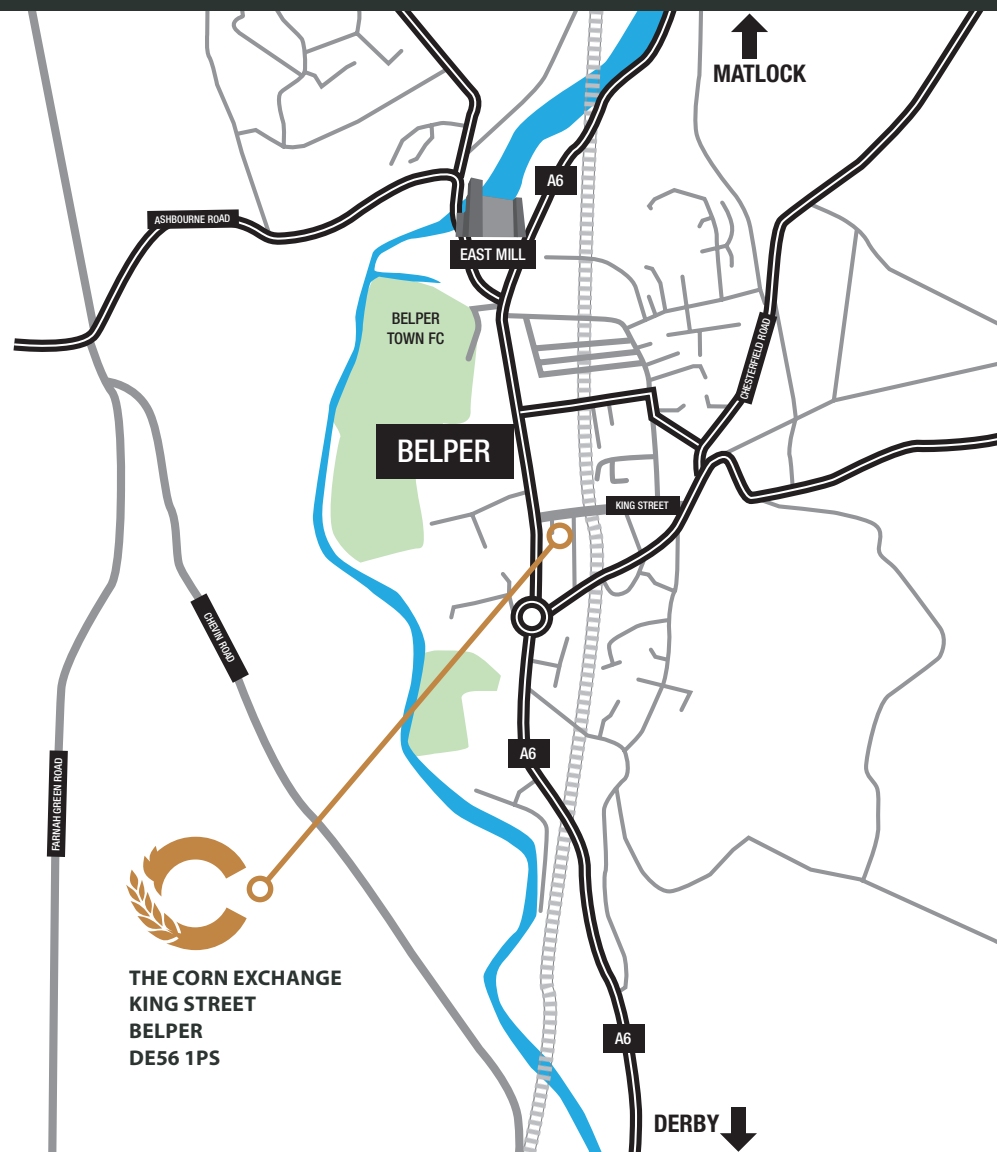
VIEWING

Viewing is strictly via appointment with sole agent:

David Brown Commercial

T: 01332 200232

E: enquiries@davidbrownproperty.com



THE CORN EXCHANGE
KING STREET
BELPER
DE56 1PS



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 no 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.