

# TO LET

## Prominent retail unit and upper floor

5 Bridge Street, Belper, Derbyshire, DE56 1AY



- Prominent retail premises in historic mill Town.
- Total Net Internal Retail Area: **311 sq. ft.** plus ancillary stores
- Self containable upper floor suitable for office or commercial use.
- Available as a single let or split.

**GF: £12,500 per annum exclusive**

**FF: £ 5,000 per annum exclusive**

**01332  
200232**

## Location

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

The property occupies a strong trading position, Bridge Street provides a number of prominent commercial properties with frontage to the A6.

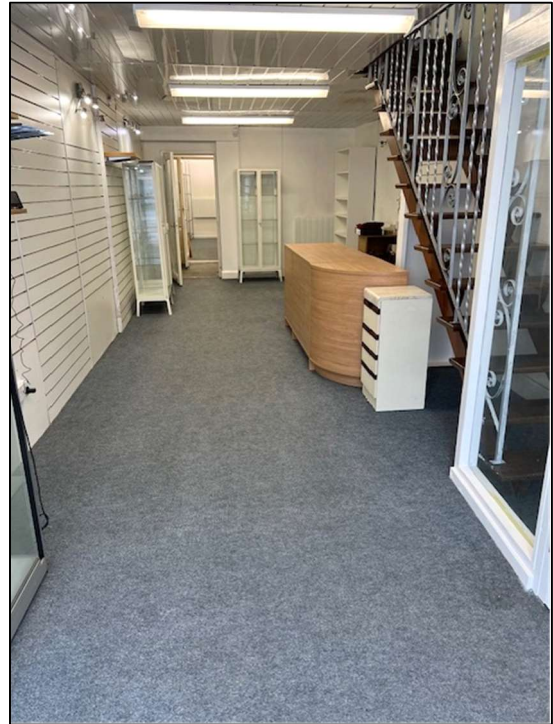


Position facing King Street

The property is situated on the west side of Bridge Street, close to the junction with King Street, close to multiple retailers including Boots, Iceland and Poundstretcher.

## Description

The property comprises a ground floor retail unit with a traditional retail casement display window to Bridge Street, with rear storerooms.



Retail interior

The retail unit has a carpeted floor, slatwall panels for display fixtures, carpeting and electric panel heaters.

The first floor is accessed via internal stairs rising from a lobby inside the front entrance doorway and is laid out to provide two rooms suitable for office or commercial use. A

floored loft, for additional storage is accessed via a loft ladder.

The front upstairs room benefits from a large, double-glazed window with view over the busy Bridge Street and King Street junction.

The rear room has electric panel heating, a natural roof light and has glazed folding doors onto the side corridor, allowing the room size to be increased in the event of single occupancy of the property.

There is a kitchenette and toilet to the rear of the first floor, with a corridor access way. These facilities would be shared if the building is split into two occupations.

#### Schedule of Accommodation

Description	sq mtrs	sq ft
Retail area	28.9	311
Rear storerooms	15.5	167
First floor front:	9.9	106
First floor rear:	14.9	160
Kitchenette	-	-
W.C.	-	-

#### Services

It is understood that mains electricity, water and drainage services are connected to the property.

There is an intruder alarm system and incoming telephone / broadband line.

#### Rates

The Valuation Office Agency website indicates a Rateable Value of £9,700 for the entire premises. If the premises are split this rateable value may require reassessment.

#### Lease terms

The property is available to let in its entirety or divided into ground and first floor suites with shared use of the kitchenette and toilet facilities. Tenancies will be drawn on effective full repairing and insuring terms for a negotiable period of years.

#### Asking Rents

Ground Floor: £12,500 per annum

First Floor: £ 5,000 per annum

#### Deposit

A rental deposit may be required subject to status.

#### VAT

Not applicable.

## Legal Costs

Each party is responsible for their own legal charges in the transaction.

## EPC

In preparation

## Landlord's fixtures

There are numerous retail display cabinets and storage racking present with the property which may be available to an incoming tenant by discussion.

## Viewing

Viewing is strictly via appointment with the sole agent:

**David Brown Commercial**

**Tel: 01332 200232**

**email: [enquiries@davidbrownproperty.com](mailto: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.

