

TO LET

Retail/Office Premises

103 Bridge Street, Belper, Derbyshire, DE56 1BA



- Prominent retail/office premises in historic Belper.
- Adjacent to Bridge Street car park.
- Total Net Internal Area: **51.9 sq.m. / 558 sq.ft.**
- Frontage to A6 main road.
- Close to amenities on offer in Belper town.

Rent: £7,800 P.A.X.

**01332
200232**

Location

Belper is a popular market 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 roadside position on Bridge Street A6, the main arterial road through the town. The property is situated on the west side of Bridge Street next to the Bridge Street pay and display car park.

Description

The property comprises a self-contained ground floor retail property within a larger three-storey building of solid brick elevations beneath a pitched tiled roof with traditional timber glazed frontage.

The property provides a reception/retail sales area to the front, three stud-partitioned offices in the middle section and a larger office to the rear together with a kitchen. There is an

outhouse WC and rear loading. The property is situated adjacent to the Amber Valley Borough Council Bridge Street pay and display car park.

The property has pedestrian access from Bridge Street. There is a shared access to the rear door via a gate suitable for vehicular loading. There is no parking but the property is adjacent to Bridge Street car park and a short walk from Field Lane car park.

Schedule of Accommodation

We have measured the property according to the basis of Net Internal Area:

Description	sq mtrs	sq ft
Retail Sales	23.1	248
Retail Sales/Partitioned Offices	12.3	132
Office	10.0	107
Kitchen	6.5	70
WC	-	-
Total Net Internal Area:	51.9	558

Services

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

Rental

£7,800 per annum exclusive

Rates

According to the Valuation Office Agency the property has a Rateable Value of £5,100.

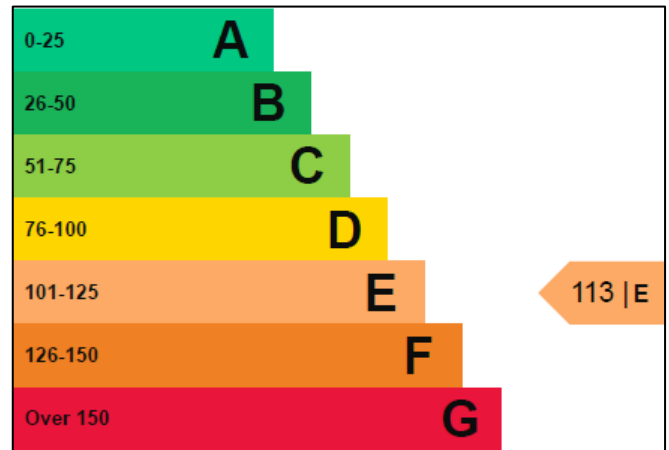
VAT

We are advised that VAT is not applicable.

Legal Costs

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

EPC



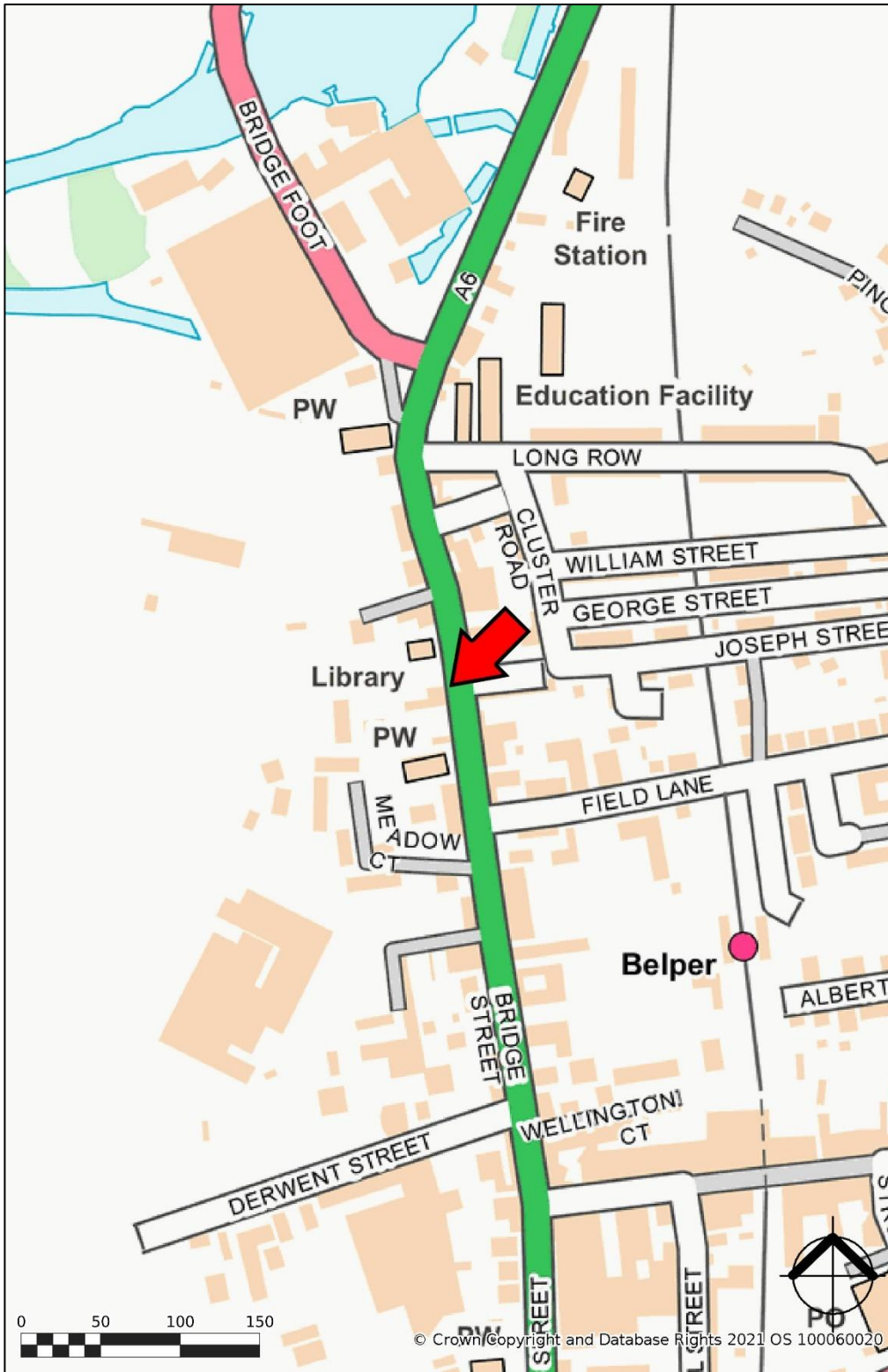
Viewing

Viewing is strictly via appointment with the sole agent:

David Brown Commercial

Tel: 01332 200232

email: enquiries@davidbrownproperty.com



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.