

TO LET

Prominent Retail Unit

67 Bridge Street, Belper, Derbyshire, DE56 1AY



- Prominent retail premises in historic Belper.
- Total Net Internal Area: **21.2 sq.m / 228 sq. ft.**
- Suitable for a variety of retail uses.
- 1 dedicated car parking space in rear car park.
- Available May 2025.

Rent: £8,500 per annum exclusive

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

The property is situated on the west side of Bridge Street, close to the junction with Field Lane.

Description

The property comprises a ground floor retail unit within a larger stone-built period property of full stone elevations beneath a pitched tiled roof with traditional glazed retail frontage to Bridge Street.

Internally the property has a traditional layout with a retail sales area to the front and a

kitchenette and W/C to the rear.

The unit benefits from vinyl floors, painted plaster walls, a feature timber wall, suspended ceilings, category 2 lighting, spotlights, emergency lights and a glazed retail frontage to Bridge Street.

Externally the property benefits from a dedicated car parking space in a rear car park which is accessed via a driveway to the right of Riverside Surgery.

Schedule of Accommodation

Description	sq mtrs	sq ft
Retail Zone A	16.0	173
Retail Zone B	0.9	10
Remainder	6.4	68
Less w/c	-2.1	-23
Total Net Internal Area:	21.2	228

Services

It is understood that all mains' services are connected to the property or are available for connection.

Rates

According to the Valuation Office Agency the property has a Rateable Value of £5,400 in the 2023 rating list.

Lease terms

The property is available to let on effective full repairing and insuring terms for a negotiable period of years subject to rent reviews where appropriate.

Deposit

A rental deposit may be required subject to status.

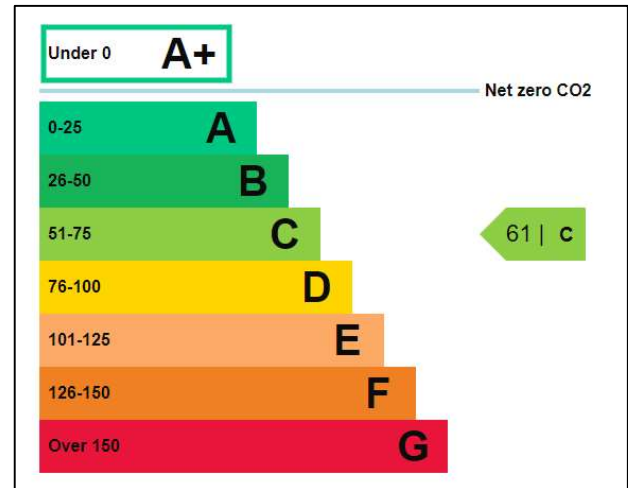
VAT

Not applicable.

Legal Costs

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

EPC



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

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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.

