

TO LET

Prime Retail Unit

52 King Street, Belper, Derbyshire, DE56 1PL



- Retail premises on Belper's prime retail street extending across three floors.
- Net Internal Area: 129.6 sq.m / 1,394 sq.ft.
- Suitable for a wide variety of retail uses.
- Available June 2025.

RENTAL: £17,500 P.A.X.

**01332
200232**

Location

Belper is a popular market town situated within the Amber Valley region of Derbyshire. The main arterial route running through the town is the A6.



The town has a resident population of approximately 20,000 persons and is within easy driving distance of prosperous residential suburbs to the north of Derby. Belper won the coveted title of **'Best British High Street'** in 2019 in the Great British High Street Awards.

King Street is the 100% prime retail pitch, other occupiers include Iceland, Boots, Costa Coffee, Specsavers, Greggs, Superdrug, M&Co together with a vibrant mix of independent retailers.

The property is located in the centre of King Street and is surrounded by a good mix of local independent and multiple retailers.

Description

The property comprises a prime ground floor retail unit with useful upper floor ancillary accommodation.

Internally the ground floor comprises of an open plan retail unit with access to the first floor as well as a kitchen to the rear of the property.

The first floor provides additional café seating areas, a WC and landing space. To the second floor there are two more well-proportioned rooms, a bathroom and access to the third-floor attic which provides additional storage space.



Services

It is understood that all mains' services are connected to the property.

Rates

The Property has a rating assessment of £10,750
According to the Valuation Office Agency website.

Accommodation

Description	sq mtrs	sq ft
Ground Floor		
Retail Space	21.9	248
Kitchen	12.0	129
Back Kitchen	8.8	95
First Floor		
Right	14.9	160
Left	5.5	59
Middle	5.5	59
Landing area	4.5	48
Second Floor		
Rear	10.8	116
Front	14.7	158
Left	11	118
Third (Attic)		
	20.1	216
Total Net Internal Area	129.6	1,394

VAT

VAT is not applicable.

Lease information

The property is available to let for a negotiable period of years on full repairing and insuring lease terms, subject to 3 or 5 yearly rent reviews where appropriate.

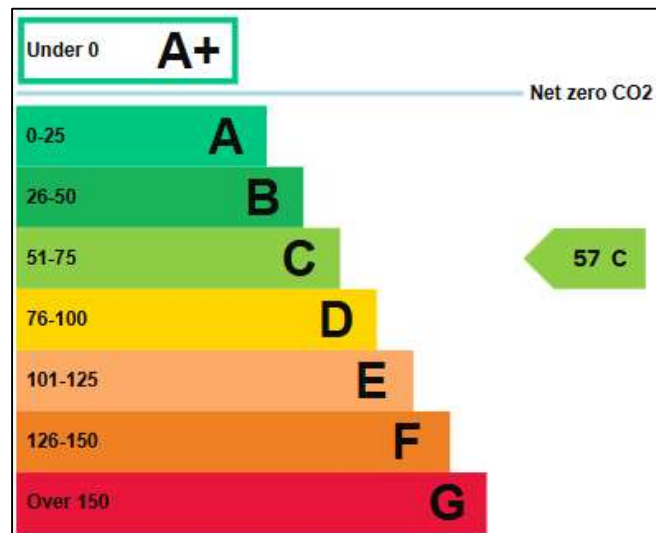
Legal Costs

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

Deposit

A deposit may be required, subject to occupier status.

EPC



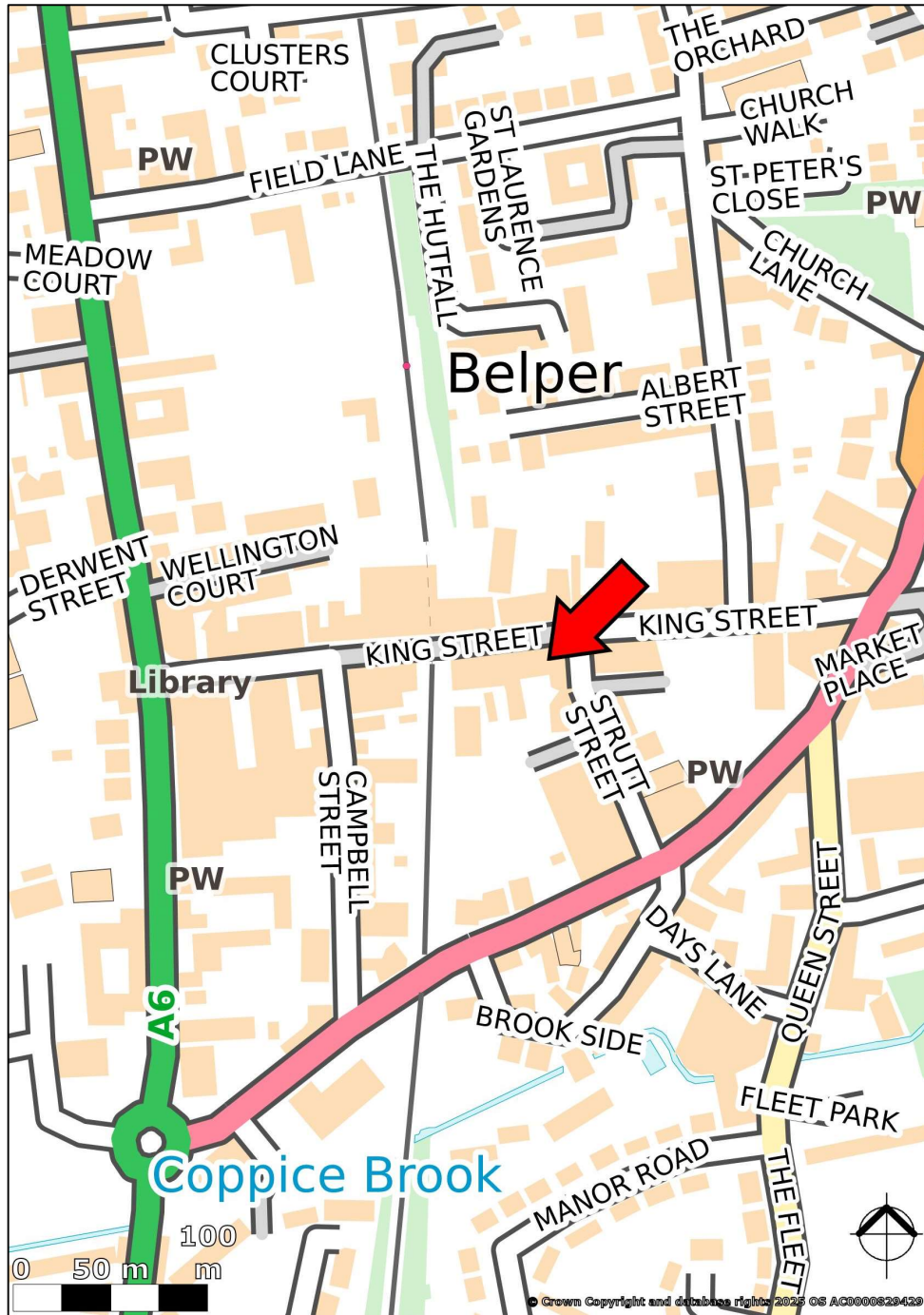
Viewing

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.