

TO LET

Prominent retail unit and upper floor

2 Chapel Street, Belper, DE56 1AR



- Prominent retail premises in historic mill Town.
- Total Net Internal Area: **44.4 sq.m / 477 sq. ft.**
- Ground floor retail with first floor stores, kitchen and WC.
- Available immediately by way of a new sub-lease.

RENTAL: £15,750 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, Chapel Street provides a number of prominent commercial properties with frontage to the A6.

The property is situated opposite to the junction with King Street, close to multiple retailers including Boots, Iceland and Poundstretcher.

Description

The property comprises a stone built two storey retail unit with double frontage to Chapel Street beneath a pitched tiled roof.

The property benefits from a ground floor retail sales area with tiled flooring, LED lighting, painted plaster walls and double frontage onto Chapel Street.

The First floor provides an office/store, kitchen and WC. The first floor has laminated flooring.

The property has a yard to the rear.

Schedule of Accommodation

Description	sq mtrs	sq ft
Retail Zone A	24.2	261
Retail Zone B	1.8	19
Office/Store	14.4	155
Kitchen	3.9	42
Total Net Internal Area:	44.4	477

Services

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

Rates

The Valuation Office Agency website indicates a Rateable Value of £8,100 for the entire premises.

Lease terms

The property is available immediately by way of a new sub-lease.

Deposit

A rental deposit may be required subject to status.

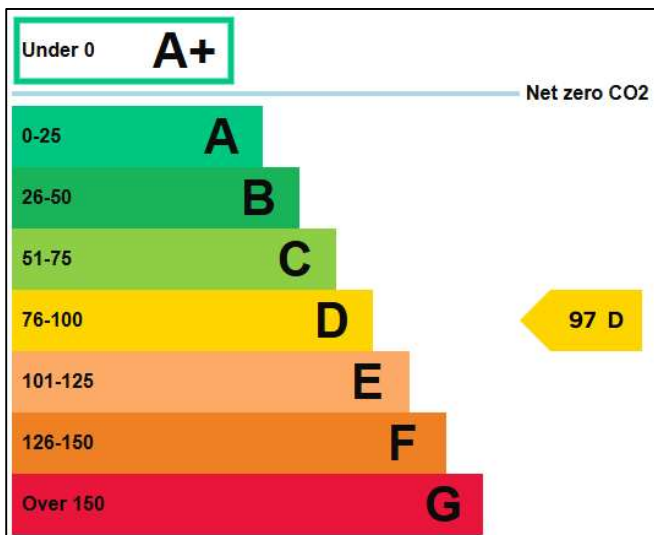
VAT

We are advised that VAT is not applicable.

Legal Costs

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

EPC



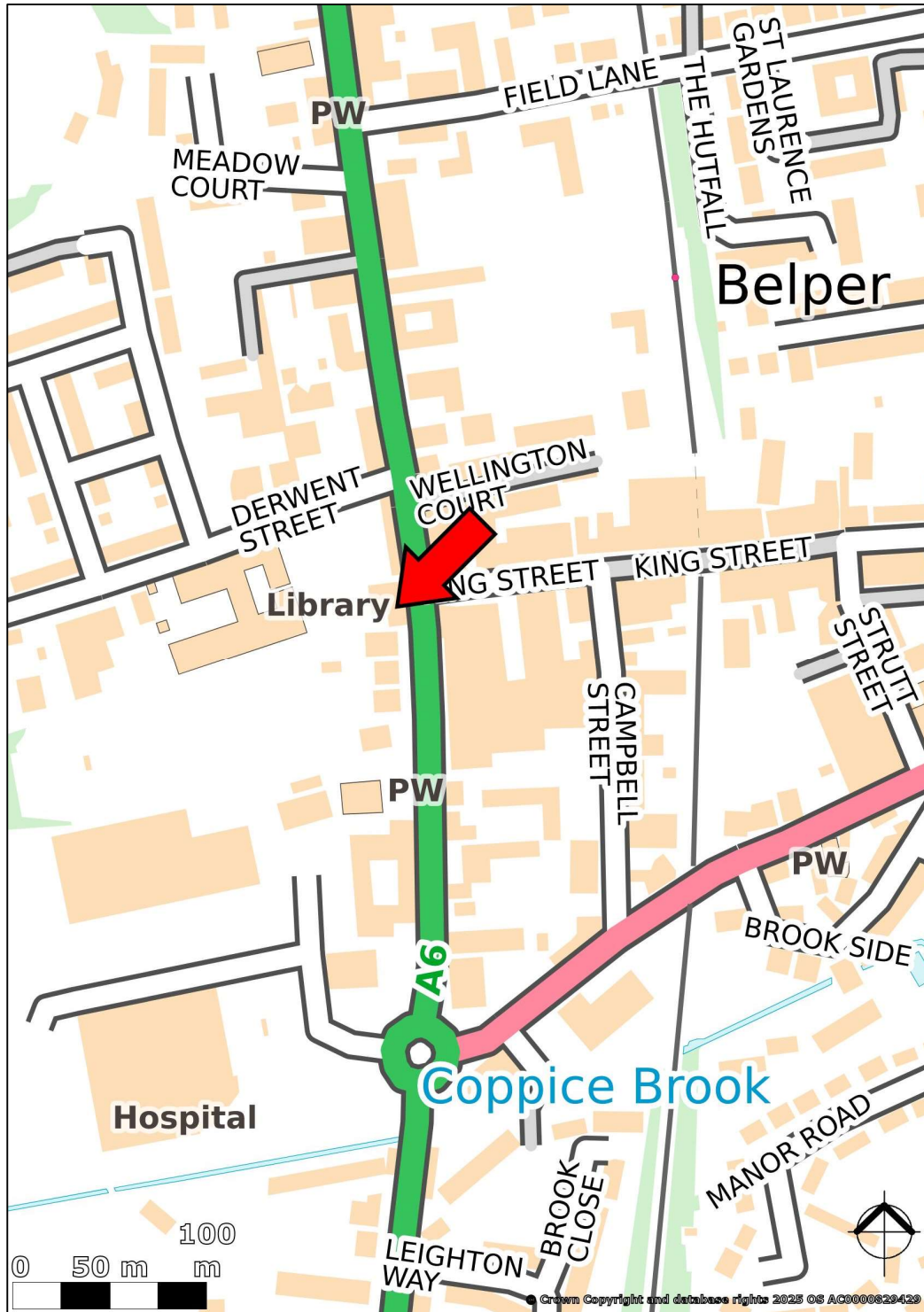
Viewing

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.