

TO LET

Ground Floor Versatile Commercial Unit

Units 1-3, The Corn Exchange, 8 King Street, Belper, DE56 1PS



- Ground floor commercial unit, which is suitable for multiple uses including retail, office, treatment room, hairdressers etc. falling within Use Class E and other uses (STP).
- Total Net Internal Area 41.4 sq.m. / 445 sq.ft.
- Central location off the prime retail High Street in the 'Corn Exchange' scheme
- High quality modern specification

Rental: £12,500 per annum exclusive

Location

Belper is a popular market town situated within the borough of Amber Valley, approximately 8 miles to the north of the City of Derby.

King Street is the main retailing thoroughfare of the town and plays host to a large number of local independent retailers together with multiples including Boots, M&Co, Poundstretcher, Iceland and Costa Coffee.

The property is situated on the south side of King Street, recessed slightly from the road, between Boots and Poundstretcher.

Description

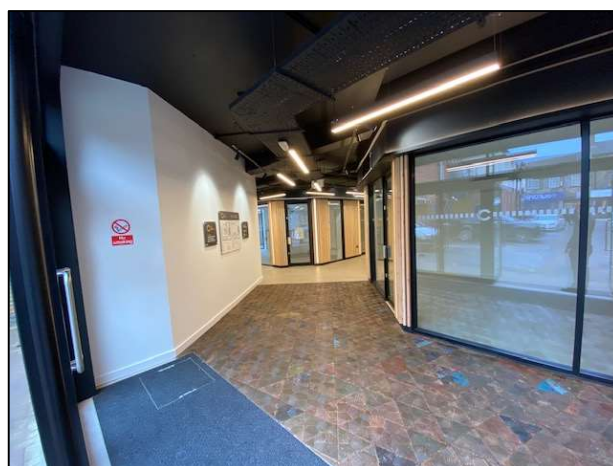
The property comprises a substantial, former corn merchants' premises which has subsequently been converted to provide numerous self-contained areas. The ground floor has recently undergone a major programme of works to provide a range of new retail units, offices, treatment rooms and a café.

The subject is located to the front of the scheme opposite the Artisan Bean Café.

The unit benefits from use of a communal kitchen/staff room and WC facilities. There is optional additional storage and off-site parking.

The unit benefits from an excellent specification including laminate flooring, painted plaster walls, suspended ceilings, LED lights and air-conditioning/heating.

A larger unit/space can be provided up to a total of 107.5 sq.m. / 1,157 sq.ft.



Entrance to the Corn Exchange

Accommodation

The property has the following floor areas:

Description	sq mtrs	sq ft
Unit	41.4	445
Total Net Internal Area:	41.4	445

Permitted Hours

8.30 – 18.00 including deliveries.

Services

We understand mains water, electricity and drainage services are connected to the property. Mains water can be connected to the Unit if required.

David Brown Commercial

Tel: 01332 200232

email:

enquiries@davidbrownproperty.com

Rates

The property is currently in the process of being merged for business rates.

Tenure

The property is available to let on effective internal repairing and insuring terms for a negotiable amount of years.

Rent

£12,500 per annum exclusive of rates and all other outgoings.

VAT

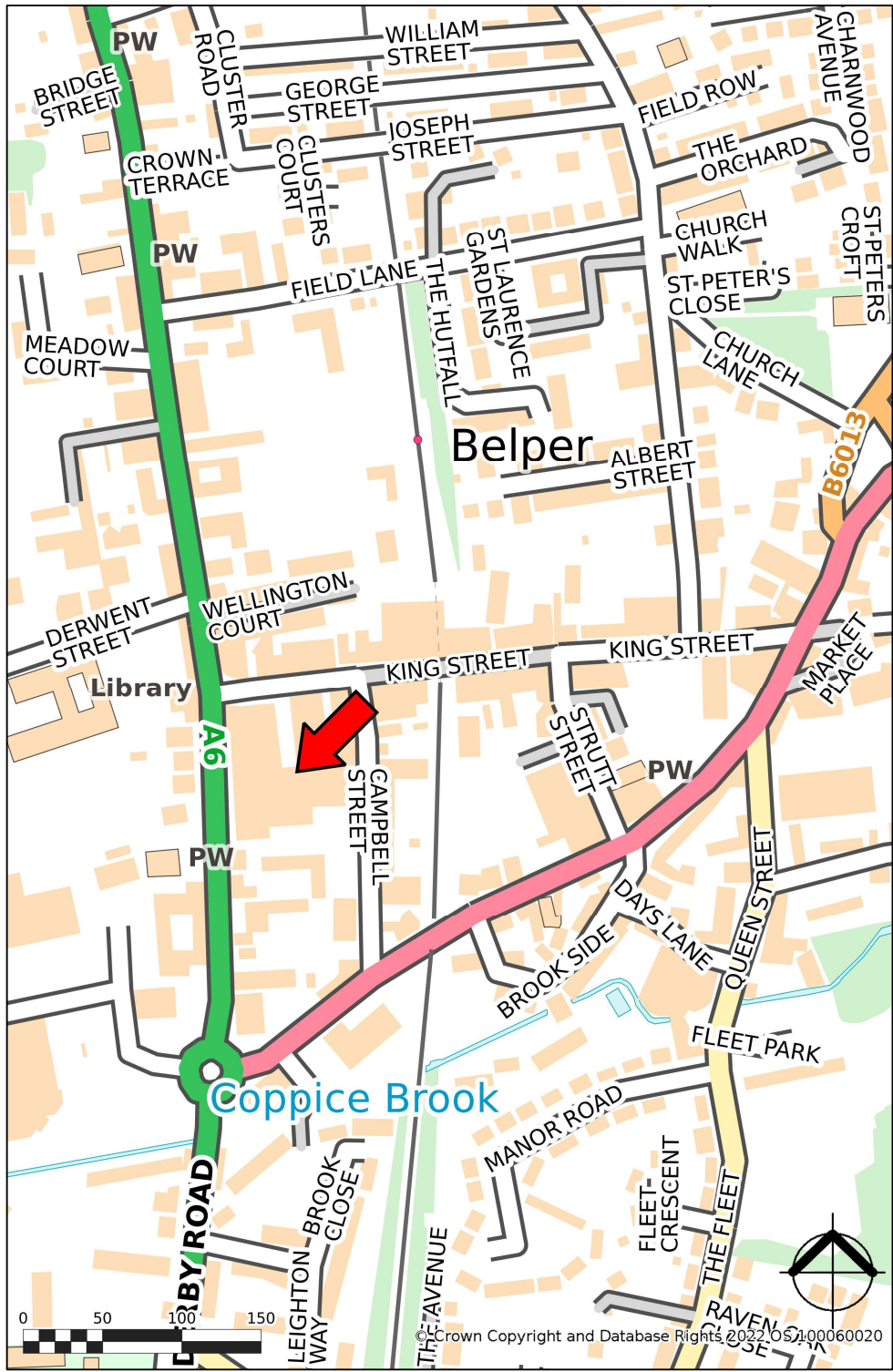
Applicable.

EPC

An EPC is in the course of preparation.

Viewing

Viewing is strictly via appointment with the sole agents:



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.

