

# TO LET

## Ground Floor Versatile Commercial Unit

Units 8-10, 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 66.1 sq.m. / 711 sq.ft.
- Central location off the prime retail High Street in the 'Corn Exchange' scheme.
- High quality modern specification.

**Rental: £13,500 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

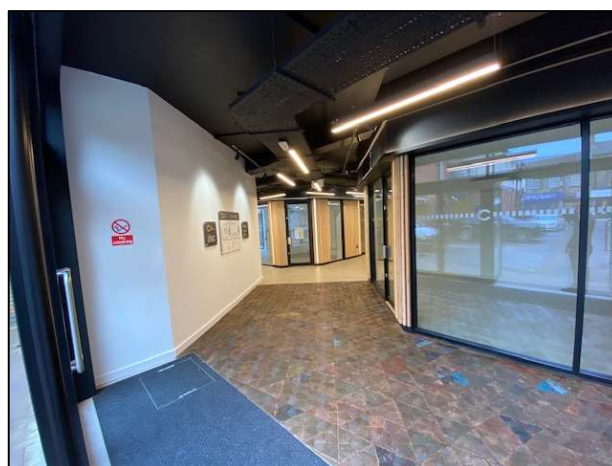
The property comprises a substantial, former corn merchants' premises which has subsequently been converted to provide numerous self-contained areas. The ground floor has recently undergone a major programme of works to provide a range of new retail units, offices, treatment rooms and a café.

The subject is located to rear of the ground floor scheme.

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	66.1	711
<b>Total Net Internal Area:</b>	<b>66.1</b>	<b>711</b>

## 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](mailto: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

**£13,500 per annum** exclusive of rates and all other outgoings.

## VAT

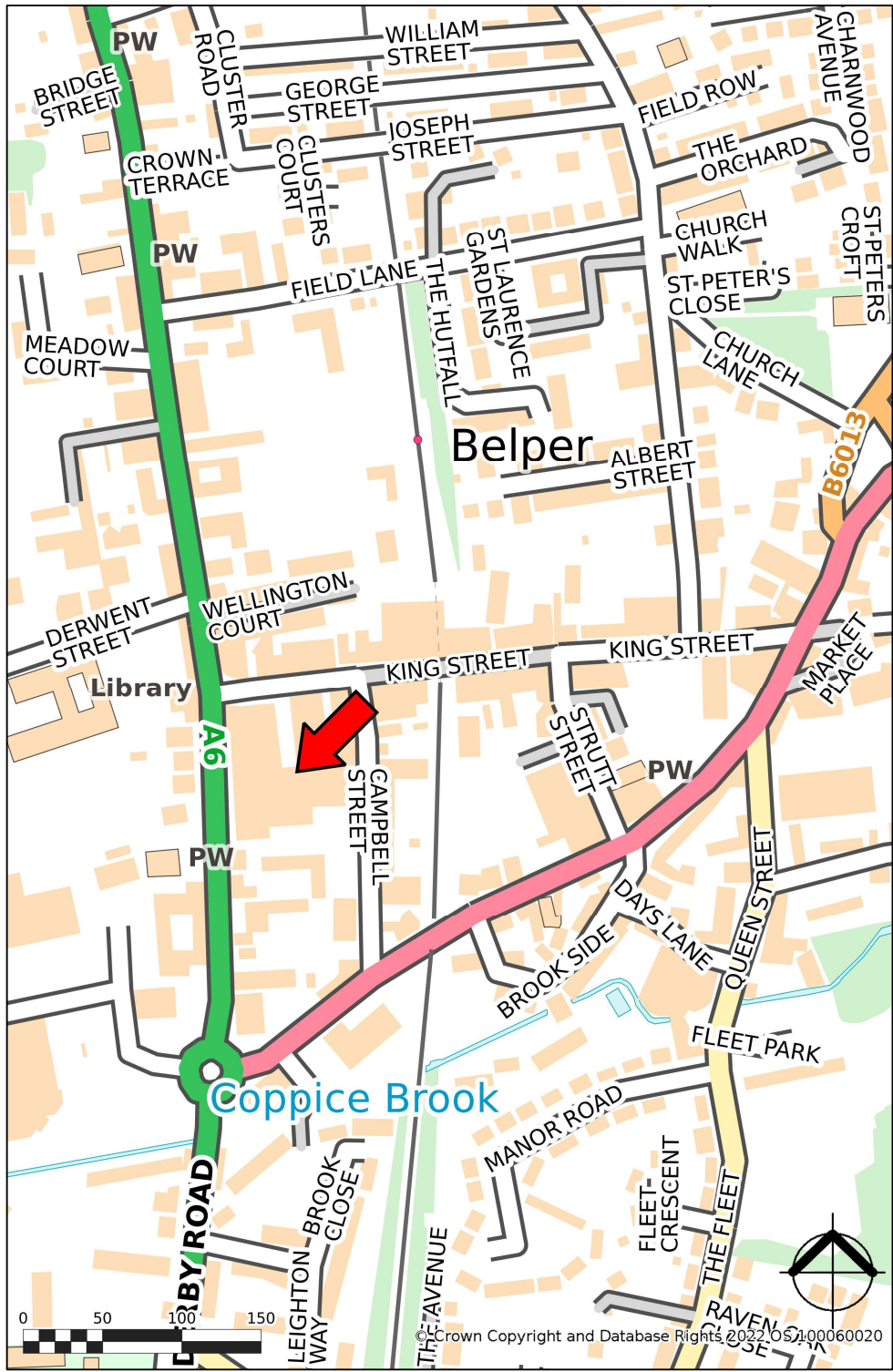
Applicable.

## 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**

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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.

