

TO LET

Good Quality First Floor Office Suite

Office 4, The Corn Exchange, 8 King Street, Belper, Derbyshire, DE56 1PS



- Total Net Internal Area 28.2 sq.m. / 303 sq.ft.
- Central location off King Street.
- Good quality space with private kitchenette and WC facilities.
- Nearby car parking available.

Rental: £7,750 per annum (Inclusive of VAT, Service Charge & Insurance)

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, Wilkinsons, Iceland and Costa Coffee.

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

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 and treatment rooms.

The subject is located in the courtyard within a building with three other office suites having a shared ground floor entrance. The property

comprises a good quality office space with private kitchenette and WC facilities.



The suite benefits from carpeted flooring, painted plaster walls and ceilings, LED lighting, sash windows and air-conditioning.

Car parking on Derwent Street can be made available at an additional cost of £12 per week.



Accommodation

The property has the following floor areas:

Description	sq mtrs	sq ft
Office	28.2	303
Total Net Internal Area:	28.2	303

Services

We understand mains water, electricity and drainage services are connected to the property.

Tenant Responsibilities

The tenant is to be responsible for the electricity consumption (for internal lighting, air-conditioning and internal electrical use), internal cleaning, business liability insurance, contents insurance and business rates.

Rates

The Valuation Office Agency indicates the suite has a Rateable Value of £2,050 and the occupier may therefore be eligible for 100% small business rates relief.

Tenure

The property is available to let on flexible terms for a negotiable period of years.

Rent

£7,750 per annum Inclusive of VAT, Service Charge & Insurance.

VAT

The rental quoted is inclusive of VAT.

EPC

An EPC is in the course of preparation.

Licence fee

There are no landlord's legal fees, however incoming tenants will be responsible for an administrative fee of £295 + VAT towards preparation of the licence agreement.

Viewing

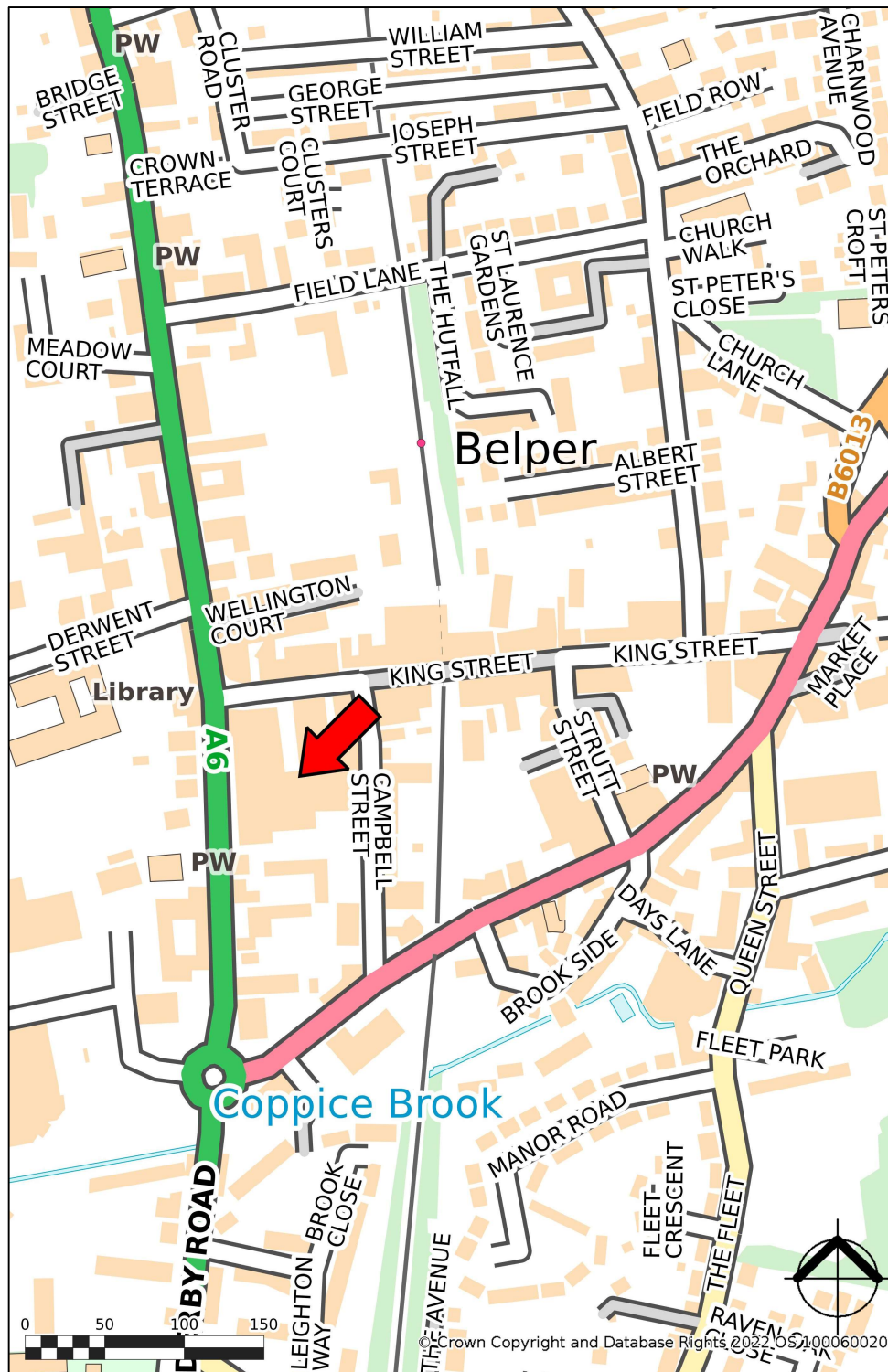
Viewing is strictly via appointment with the sole agents:

David Brown Commercial

Tel: 01332 200232

email:

enquiries@davidbrownproperty.com



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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.

David Brown Commercial, Third Floor, 35/36 Iron Gate, Derby DE1 3GA

Tel: **01332 200232**

Fax: **01332 200231**

Web: davidbrownproperty.com