



## 5 Bridge Street, Belper, Derbyshire, DE56 1AY

A well-presented, ground floor Class E premises, suitable for retail, consulting rooms or offices with an area of 323 sq. ft./30 sqm. with rear sales/storage of 168 sq. ft./15.6 sqm.

Immediately available on competitive terms.

## £12,000 pa inclusive

### Gadsby Nichols

Suite 18 Kings Chambers  
Queen Street, Derby, DE1 3DE

### Residential

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[enquiries@gadsbynichols.co.uk](mailto:enquiries@gadsbynichols.co.uk)

### Commercial

01332 290390  
[commercial@gadsbynichols.co.uk](mailto:commercial@gadsbynichols.co.uk)



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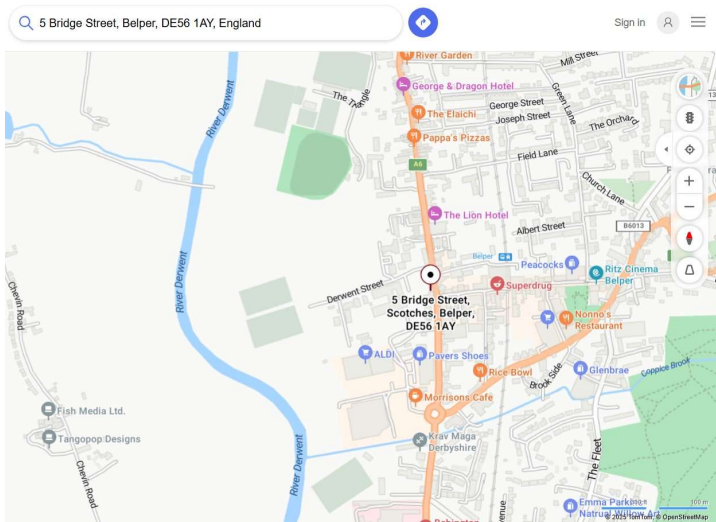


[www.gadsbynichols.co.uk](http://www.gadsbynichols.co.uk)

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## LOCATION

The property is situated on Bridge Street, close to the junction with Chapel Street, and directly facing King Street, within the Market Town of Belper, located within the heart of the Derwent Valley Mills UNESCO World Heritage Site. Nearby retailers include Iceland, Boots the Chemist, and a range of independent retailers, together with a number of estate agents. What 3 Words /// email.lyricist.lingering.



## DESCRIPTION

The premises provide a well-appointed retail unit, which could be used as offices or consulting rooms, and benefits from timber-framed display window to Bridge Street, internal timber-and-glazed partition entrance door, with open-plan trading area and rear sales / storeroom. A communal stairwell provides access through to a kitchen and WC to the first floor. The space was fully refurbished by the client, following acquisition, and is available for early occupation with minimal set-up costs.

## FLOOR AREAS

Ground Floor Retail Space	323 sq. ft.	30 sqm.
Sales/Storage	168 sq. ft.	15.6 sqm.

## SERVICES

Mains electricity, water, and drainage are believed to be connected. No tests have been undertaken, and no warranties are given or implied.

## BUSINESS RATES

The property currently benefits from small business rates relief.

## PLANNING

The property has existing and established use rights from A1 Retail, now falling within Use Class E Employment, of the Town and Country (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

The property falls within Belper's conservation area.

## TENURE

The property is available by way of Licence, and the fee includes electricity (reasonable usage), water, insurance, and repairs. The length to be negotiated.

## LICENCE FEE

£12,000 (twelve thousand pounds) per annum.

## VALUE ADDED TAX (VAT)

VAT is not payable on the rent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

## VIEWINGS

Strictly by prior appointment with the sole agents: -  
Gadsby Nichols

Tel: 01332 290390

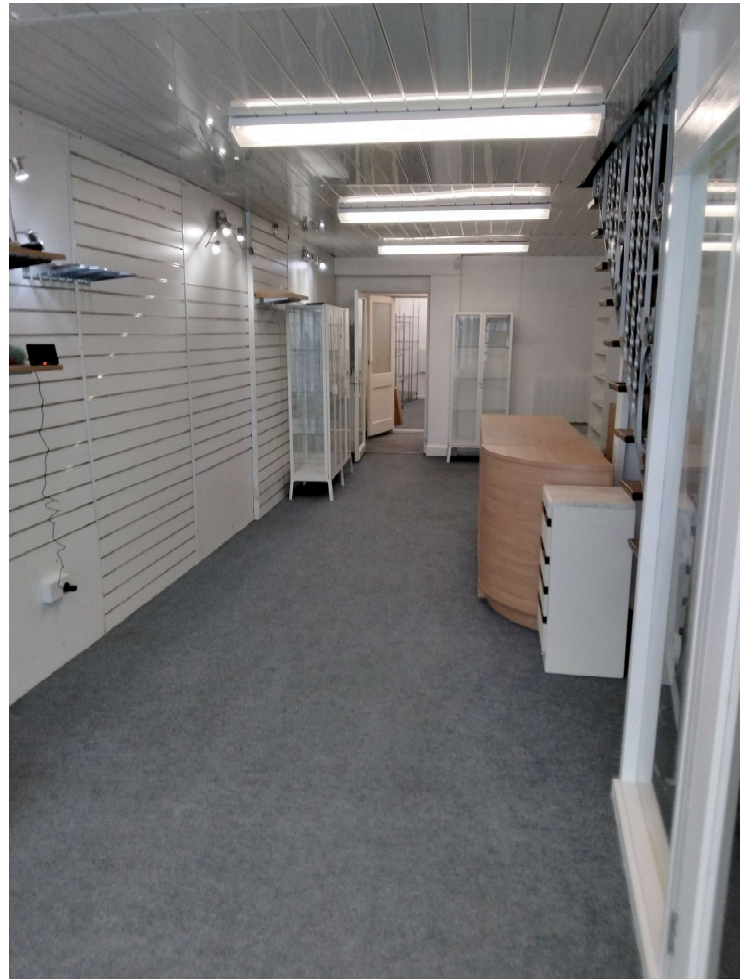
Email: andrewnichols@gadsbynichols.co.uk

# 5 Bridge Street, Belper, Derbyshire, DE56 1AY

## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

## SUBJECT TO CONTRACT





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