

17, Bridge Street, Belper, Derbyshire, DE56 1AX







Location

Belper is a popular market town situated within the borough of Amber Valley in Derbyshire. The main arterial route running through the town is the A6, which links the town with the city of Derby some eight miles to the south, and with the towns of Matlock and Bakewell and the Peak District National Park to the north.

Bridge Street (A6) is the main arterial road through Belper town and is a short walk from the prime retail pitch of King Street. There are a number of public car parks within a short walking distance of the property. Belper train station is less than 100 metres from

The property is situated on the west side of Bridge Street close to King Street.

Description

the subject property.

The property comprises a two-storey mid terrace retail property of stone elevations beneath a pitched tiled roof with timber frontage to the A6.

The property is in use as a retail shop having a main pedestrian entrance from Bridge Street. The ground floor provides open plan retail sales with a kitchen to the rear and WC facilities to the rear. The first floor provides additional retail sales.

The property provides a high quality specification including vinyl and carpeted flooring, painted plaster / brick walls, suspended ceilings and a double glazed timber frontage onto Bridge Street.

Externally the property benefits from a rear tarmacadam vard which can be accessed from Derwent Street.

Accommodation

	Sq Ft	Sq M
Ground Floor	212	19.69
Kitchen	17	1.58
First Floor	210	19.51
TOTAL NIA	439	40.78
Tenure		

Leasehold.

Services

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

Planning

Use Class F

VAT

Not applicable.

Deposit

A deposit may be payable subject to status.

Business Rates

£4.950 as of the 2023 VOA rating list.

Lease Terms

The property is available to let on new full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

EPC

An EPC is in preparation.

Insurance

The landlord will insure the premises and re-charge the premium to the tenant.

Legal Costs

Each party is to be responsible for their own legal costs associated with the transaction.

Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

Additional Information

Rent

£9,500 Per Annum Exclusive

Viewing

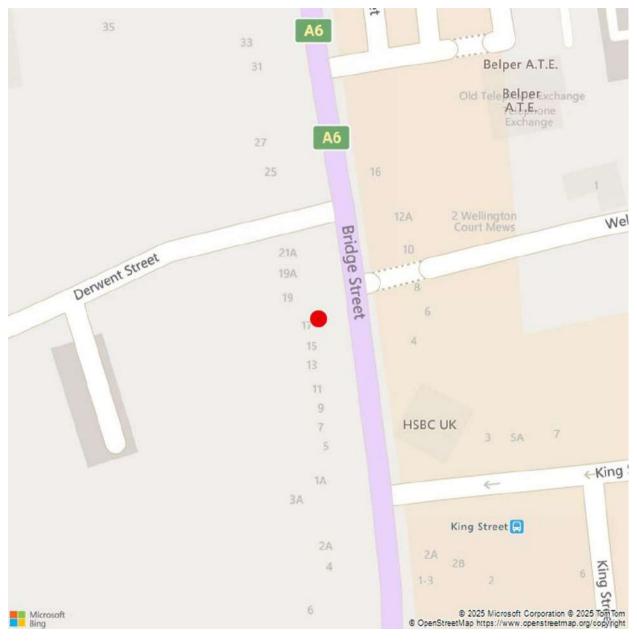
Viewing is strictly by prior appointment please contact Emily Stone for further information.

Emily Stone 01332 200 232 estone@davidbrownproperty.com









Disclaimer: (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 a n 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 prochure 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.