

TO LET | £9,500 Per Annum Exclusive

High Quality Retail Unit



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

439 Sq Ft | 40.78 Sq M

DB
DAVID BROWN
COMMERCIAL





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 subject property.

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

Description

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 yard 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 E

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

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