

GADSBY NICHOLS



5 Bridge Street, Belper, Derbyshire, DE56 1AY

A very well-presented Use Class E premises, providing retail/consulting room space at both ground and first floor level, extending to 885 sq. ft./32.2 sqm. or thereabouts

Ground floor unit: To let at a rent of **£9,500** pax plus a proportion of other charges

or

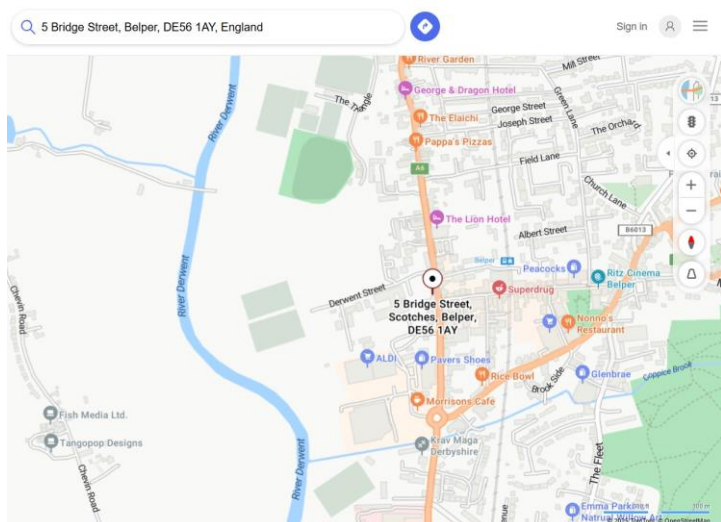
May sell - **£200,000** FREEHOLD

5 Bridge Street, Belper, Derbyshire, DE56 1AY

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.
First Floor		
Offices	105 sq. ft.	9.8 sqm.
Retail Space	226 sq. ft.	21 sqm.
Kitchen/WC	65 sq. ft.	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 has a rateable value, as a whole, including the first floor, of £9,700 effective from 1st April 2023, increasing to £10,750 from 1st April 2026.

Subject to satisfying certain criteria, the property may benefit from Small Business Rates Relief. Any interested parties should make their own enquiries with Amber Valley Borough Council, the local authority.

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 Belpers conservation area.

TENURE

The property is available to let as a whole, on a new full repairing and insuring (FR&I) lease, for a term to be negotiated, at a rent of £16,000 (sixteen thousand pounds) per annum exclusive (pax).

Alternatively, our client may consider a sale of the freehold.

VALUE ADDED TAX (VAT)

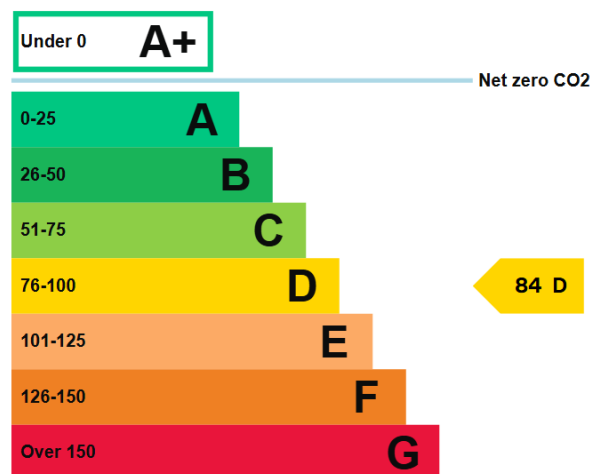
VAT is not payable on the rent/purchase price.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D84, expiring 02.02.2036.

Energy rating and score

This property's energy rating is D.



5 Bridge Street, Belper, Derbyshire, DE56 1AY

VIEWINGS

Strictly by prior appointment with the sole agents: -

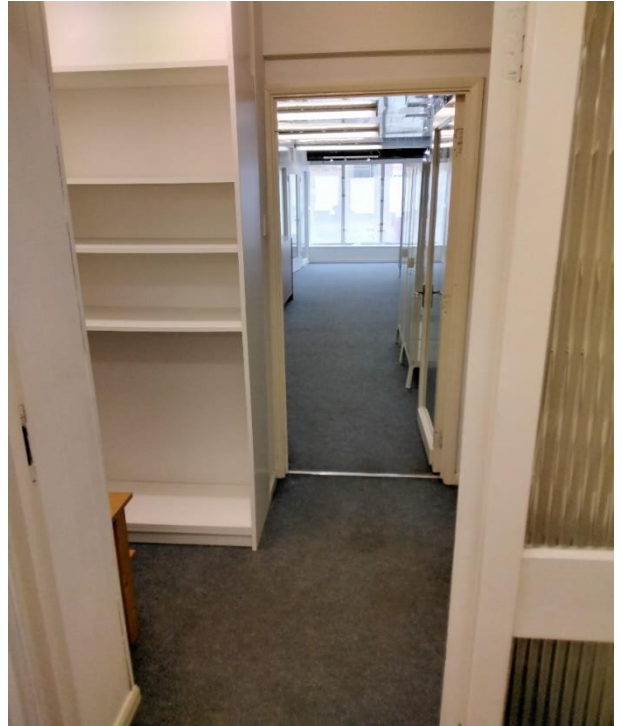
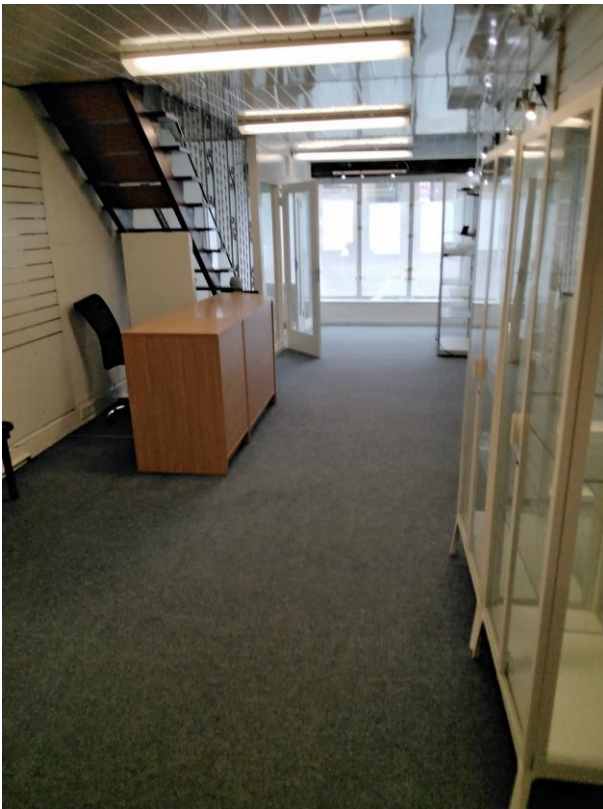
Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

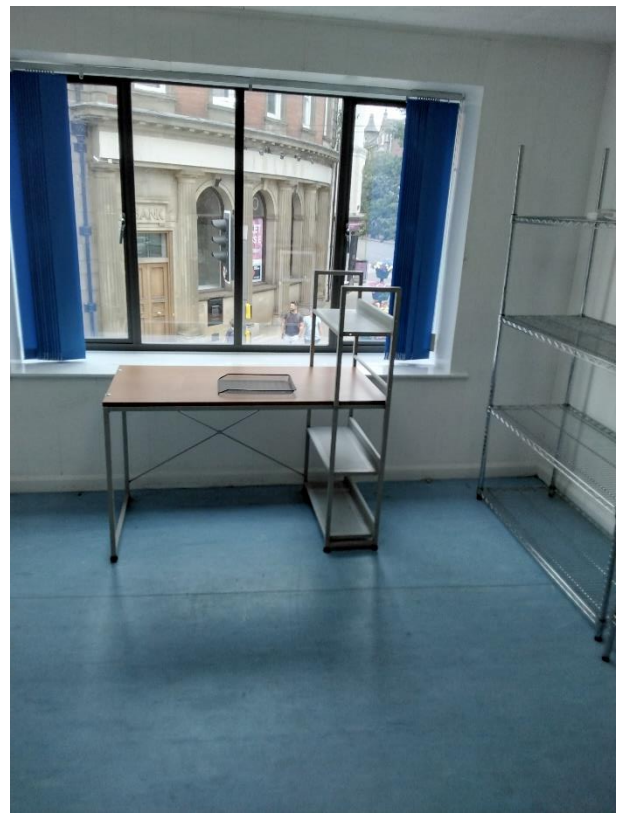
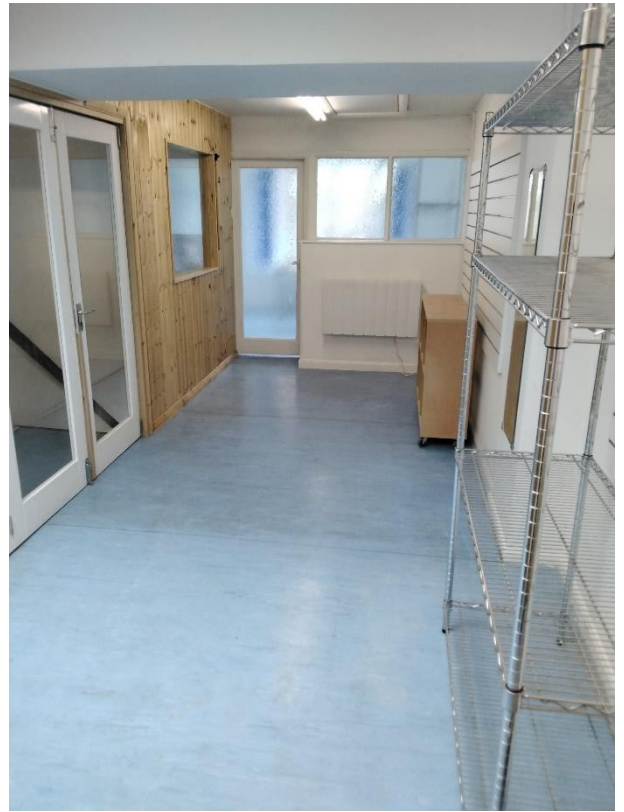
OUR ANTI-MONEY LAUNDERING (AML) POLICY

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



5 Bridge Street, Belper, Derbyshire, DE56 1AY



G317 Printed by Ravensworth 0870 112 5306

Property Misdescriptions Act 1991 and Misrepresentation Clause: Gadsby Nichols give notice to anyone who may read these particulars as follows:- 1. These particulars are prepared for the guidance only of prospective purchasers/lessees. 2. The information contained or referred to herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement, representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. 4. Photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed when the photographs were taken, and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumption should be made in respect of parts of the property that are not shown in the photographs. 5. In the areas, measurements or distances referred to herein are approximate and given for guidance purposes only. 6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement of any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or lessee. 7. Plans are based upon the Ordnance Survey map with the sanction of the Control of Stationary Office Crown Copyright. 8. Any information provided on tenure, vacancies or tenancies is provided in good faith and any prospective purchaser/lessee should have this information verified by their professional advisors prior to purchase. 9. The property is offered subject to contract, and subject to it still being available at the time of enquiry. 10. All prices and rents quoted and negotiated are exclusive of Value Added Tax which may be applicable in any particular transaction. Gadsby Nichols cannot take responsibility for any loss or expenses incurred during the viewing process and would recommend that any party considering entering into a property transaction should seek professional advice from a suitably qualified professional at the earliest opportunity.