

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

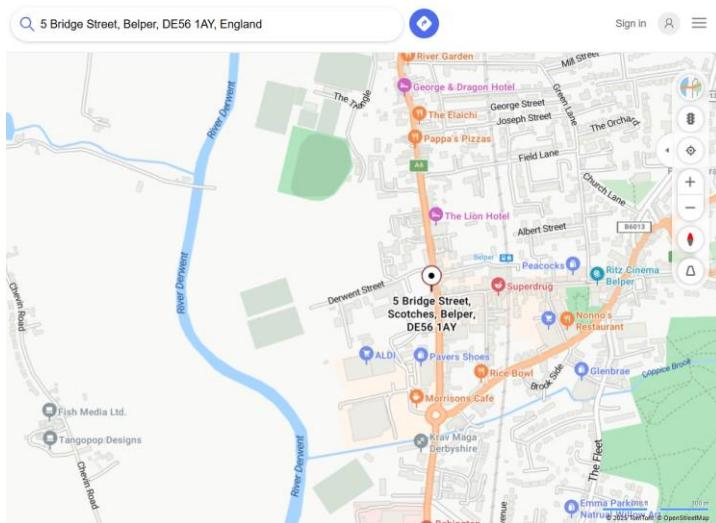


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LOCATION

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.

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)

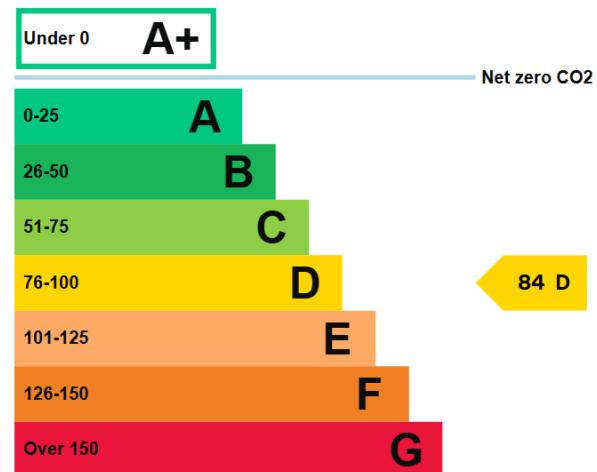
VAT is not payable on the rent/purchase price.

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.



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VIEWINGS

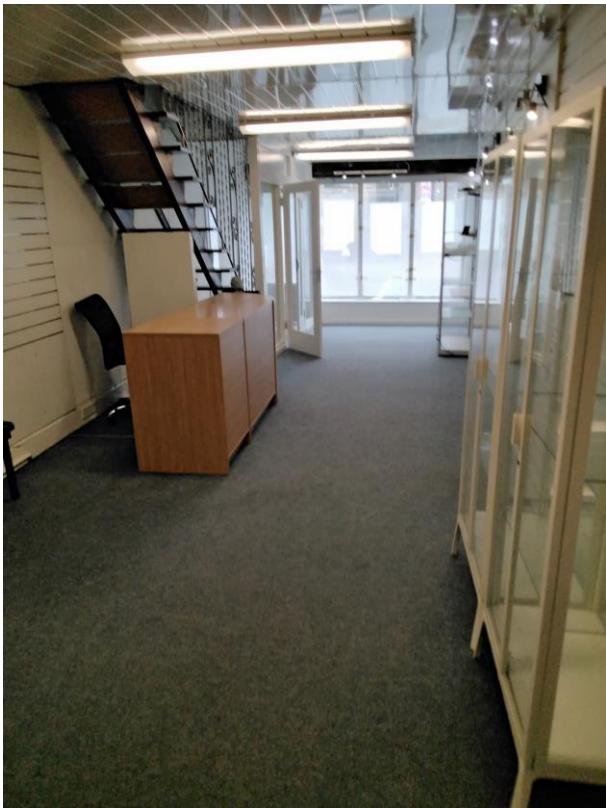
Strictly by prior appointment with the sole agents: -

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



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