



The 1924, Campbell Street, Belper, Derbyshire, DE56 1AP

A rare opportunity to acquire a well-presented business space, within the Historic Market Town of Belper.

Currently providing EIGHTEEN lettable units, with café, and amenity space.

Capable of producing circa. £90,000 (ninety thousand pounds) per annum, when fully let.

Suitable for a range of business users.

Ideal for investors, or for owner occupation.

FOR SALE BY AUCTION
GUIDE PRICE £250,000 (plus fees)



The 1924, Campbell Street, Belper, Derbyshire, DE56 1AP

LOCATION

The 1924 building is situated on Campbell Street, at its junction with the A609 New Road, providing a link to King Street, which is the prime retailing area for Belper. Belper is a Market Town, and lies approx. 7-miles to the north of the city of Derby. Belper was one of the first Mill Towns, and now forms part of the Derwent Valley Mills World Heritage Site, and benefits from good transportation links, with road, bus and train links to Derby and Matlock.

What 3 Words /// remotes.cooked.bronzes



DESCRIPTION

The 1924 building originally formed part of the old Putty Manufacturing Works for Adshed Ratcliffe & Co. Ltd, and was subsequently used as a showroom for a local builders merchant. The building has been extensively refurbished to create an indoor shopping arcade/business centre, providing a total of EIGHTEEN kiosk-style shops. The building has timber-framed double glazed windows to Campbell Street, two access points with external security shutters, Wi-Fi, CCTV, and air-conditioning. Internally, the space has been partitioned to provide letting units, which are very well-presented. All units have electricity sub-meters.

The individual work spaces can be used for a variety of uses including offices, consulting rooms, retail, or clinic. The internal partitions are demountable, and the internal arrangements could be configured to suit occupiers.

FLOOR AREAS

The individual units range in size from 112 sq. ft./10.4 sqm. up to 202 sq. ft./22.48 sqm. The GIA of the building is 4,660 sq. ft./432.16 sqm. or thereabouts.

BUSINESS RATES

All units are assessed individually for non-domestic rating purposes. Subject to satisfying certain criteria, the individual spaces could benefit from Small Business Rates Relief. Interested parties should make their own enquiries with the local authority, Amber Valley Borough Council.

PLANNING

The property falls within Use Class E as defined by the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

The building is located within a World Heritage Site.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating D85, expires 02.07.2027.

ANTICIPATED RENTS/COSTS

If the property is fully let, based on the existing configuration, it is anticipated that the annual rent is circa. £90,000. The annual costs for supplying all the services, excluding management fees is in the order of £21,000. Therefore, there is potential to obtain gross receipts of circa. £70,000 per annum.

TENURE

Freehold, with vacant possession provided upon completion.

METHOD OF SALE

By way of public auction through Messrs. BTG Eddisons Property Auctions on Thursday 26th March 2026, with a guide price of £250,000 (two hundred and fifty thousand pounds), plus fees.

The 1924, Campbell Street, Belper, Derbyshire, DE56 1AP

VALUE ADDED TAX (VAT)

We understand that VAT is elected on the property, and therefore, VAT will be payable on the purchase price.

VIEWINGS

Strictly by prior appointment with the joint sole agents: -

Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

BTG Eddisons Property Auctions

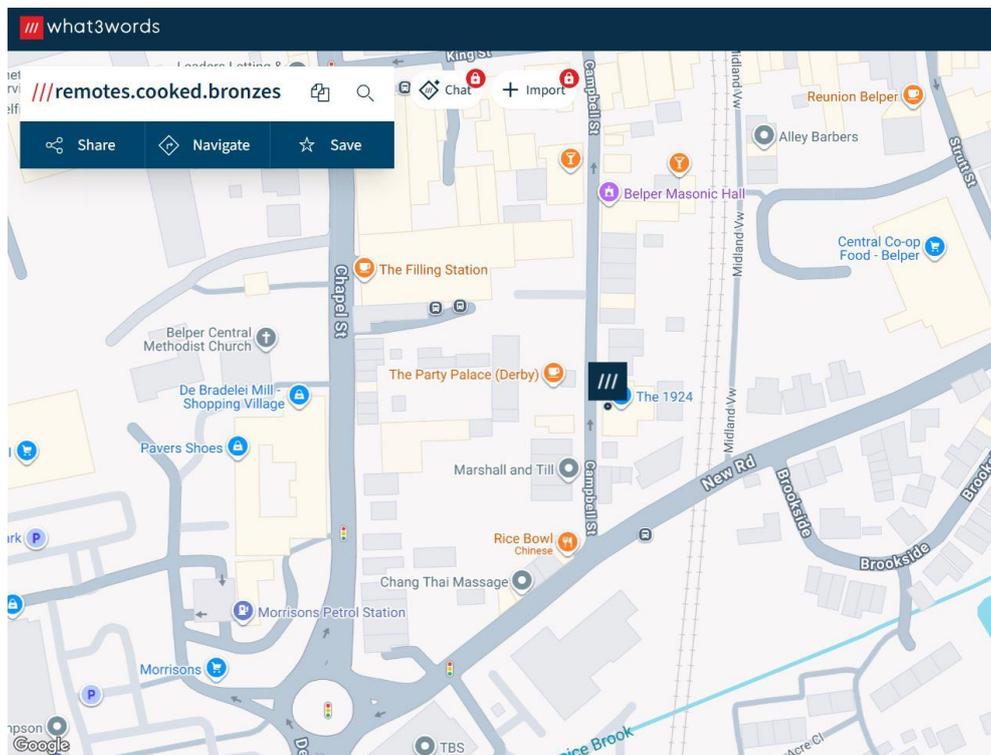
Tel: 0345 646 2288

Email: enquiries@btgeddisonspropertyauctions.com

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



The 1924, Campbell Street, Belper, Derbyshire, DE56 1AP

NOTE: DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE APPLICANT PRIOR TO MANUFACTURE OR ORDERING OF COMPONENTS AND MATERIALS.

NOTE: DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE APPLICANT PRIOR TO MANUFACTURE OR ORDERING OF COMPONENTS AND MATERIALS.



PROPOSED FLOOR PLAN
SCALE 1:100 @A2

201 22/10/20 1888 03-101 001

FOR INFORMATION

TOR DESIGN SERVICES

MR. PAUL MARSHALL

FORMER BUILDING SITE BELPER
PROPOSED RETAIL DEVELOPMENT

PROPOSED LAYOUTS
GROUND FLOOR PLAN

PROJECT NAME	20849-01	DATE	03-101
SCALE	1:100	DATE	22/10/20
BY	SP	DATE	CP

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.