

# TO LET

## Fully Fitted Licenced Premises

CELEBRATING **30** YEARS OF PROPERTY CONSULTANCY

34 King Street, Belper, Derbyshire  
DE56 1PS



### Leasehold: £30,000 pax

- Total NIA of approximately 231.36m<sup>2</sup> / 2,491 sq.ft.
- Finished to a high specification.
- Approximately 35 covers on the ground floor with private function room at first floor level.
- Prime position within semi pedestrianised high street.
- Nearby occupiers include Specsavers, Costa Coffee, Greggs and Poundland.
- Available immediately.



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## Location

Belper is a desirable market town situated 9 miles north of Derby city centre and close to the settlements of Ripley (5 miles east) and Alfreton (9 miles north east).

The subject property is located on the semi-pedestrianised King Street which was the winner of the Great British High Street award in 2019.

Nearby occupiers include Specsavers, Costa Coffee, Greggs, Poundland as well as a range of local and independent business and service providers.

## Description

The former RBS bank comprises an attractive semi-detached building with natural stone elevations, decorative sandstone window casements and leaded windows.

The property provides accommodation over three levels consisting of the basement vault, ground floor bar area, first floor function room, kitchen and WC. Due to the overall layout and configuration, the space would be suitable for a restaurant/café operator or bar/pub operator.

The basement has a head clearance of 2.4m and retains the original bank vaults and strong room, creating feature rooms suitable for private hire and functions/events.

The ground floor is configured to provide open plan bar accommodation with approximately 35 covers and benefits from an existing bar to one side and access to the external area to the rear of the property. A disabled WC is also positioned to the rear corner.

At first floor level there is a commercial kitchen with stores to the rear of the property. Male and female WC facilities are provided adjacent to the kitchen.

There is also a private function room capable of accommodating approximately 23-30 people is positioned to the front of the property.

Externally, to the rear of the ground floor there is an enclosed outdoor dining area/beer garden with space for approximately 8 bench seats.

## Accommodation

The property comprises:-

|                           |                              |                     |
|---------------------------|------------------------------|---------------------|
| Basement:                 | 50.07m <sup>2</sup> /        | 539sq.ft.           |
| Ground Floor:             | 100.03 m <sup>2</sup> /      | 1,077sq.ft.         |
| First Floor:              | 81.26 m <sup>2</sup> /       | 875sq.ft.           |
| <b>Net Internal Area:</b> | <b>231.36m<sup>2</sup> /</b> | <b>2,491 sq.ft.</b> |

## Leasehold Terms

The property is available to let by way of a new full repairing and insuring lease, subject to 3 or 5 yearly upward only rent reviews where appropriate.

## Rent

The property is available on a leasehold basis for a rental of £30,000 per annum exclusive of rates and all other outgoings.

## VAT

We are advised that VAT is not applicable on this transaction.

## Services

It is understood that mains electricity, gas, water and drainage are connected to the property.



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## Business Rates

We are informed that the premises currently have a Rateable Value of £23,250. Interested parties are advised to contact the Local Billing Authority (Amber Valley Borough Council) for further information with regards to Rates Payable.

## Energy Performance Certificate

The property has an EPC assessment of E107.

## Planning

The property falls under Use Class E (Commercial, Business and Service) under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No.757).

Interested parties are advised to confirm all planning queries with the Local Planning Authority, Amber Valley Borough Council.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.

## Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

## Viewings

Viewing is strictly via prior appointment with sole agent, Salloway:-

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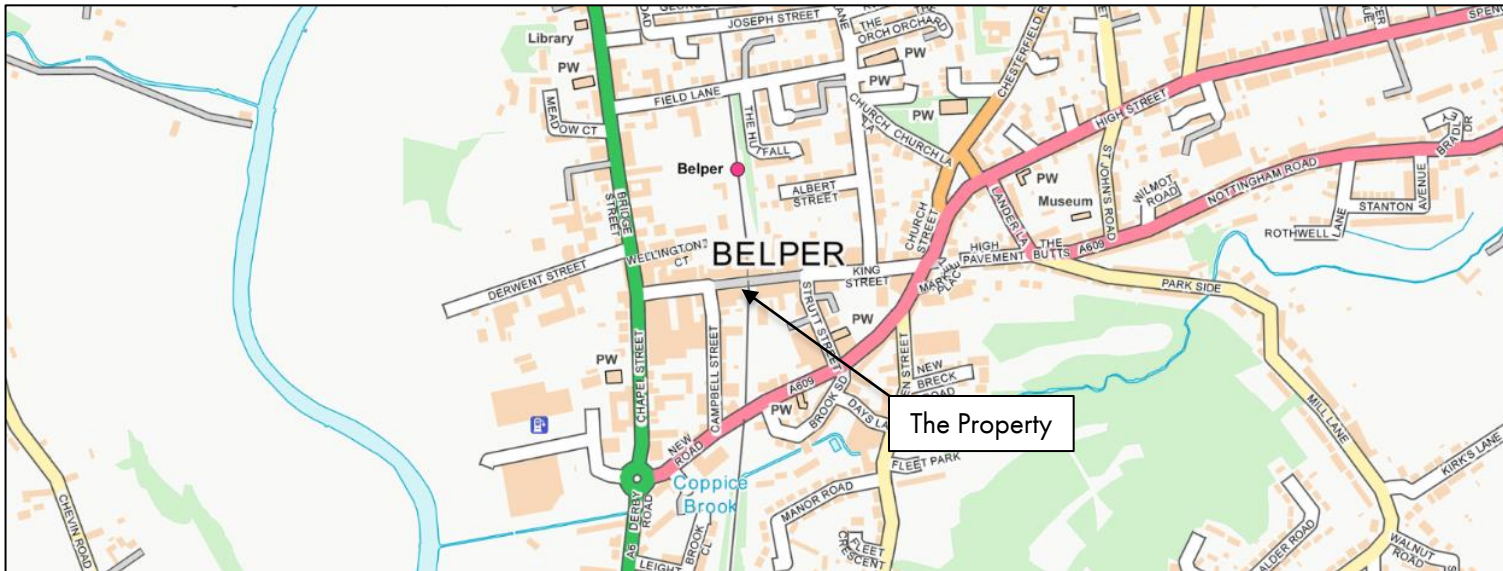
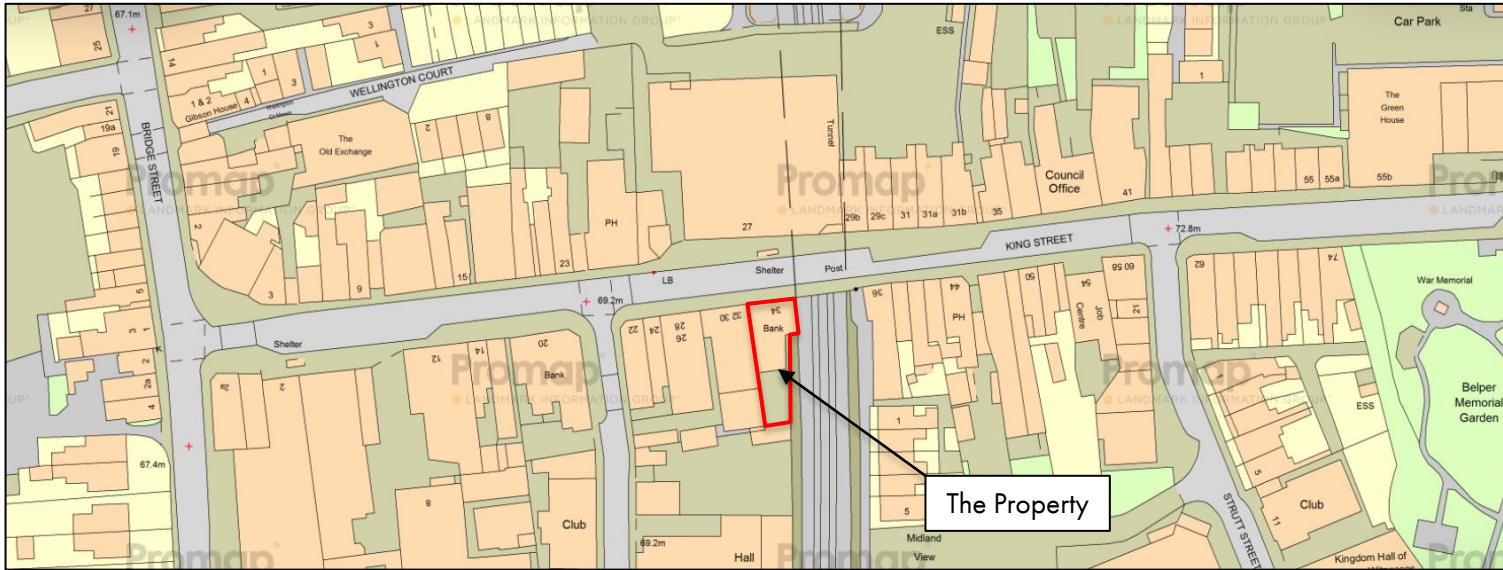
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**This brochure is intended to be a guide only so please read these important notes:**

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