

# FOR SALE

## THE BANK, TOWN STREET

DUFFIELD, BELPER, DERBYSHIRE, DE56 4EH



**1,530 sq ft (142 sq m)** (Approx. Total Gross Internal Area)

- Former HSBC Bank Premises
- Prominently situated on the corner of Town Street and King Street
- Potential for a variety of alternative uses (Subject to Planning)

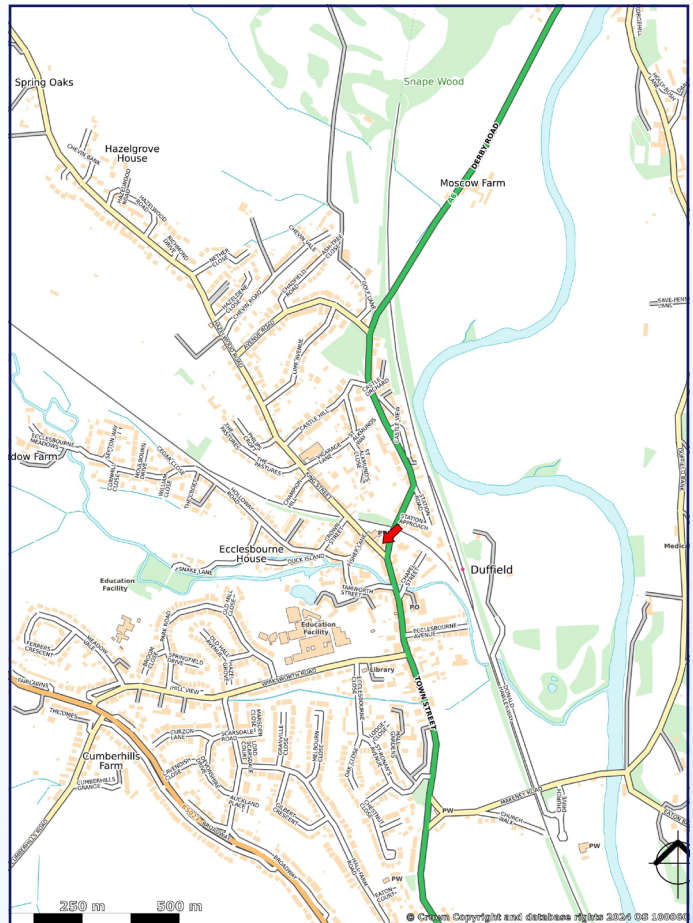
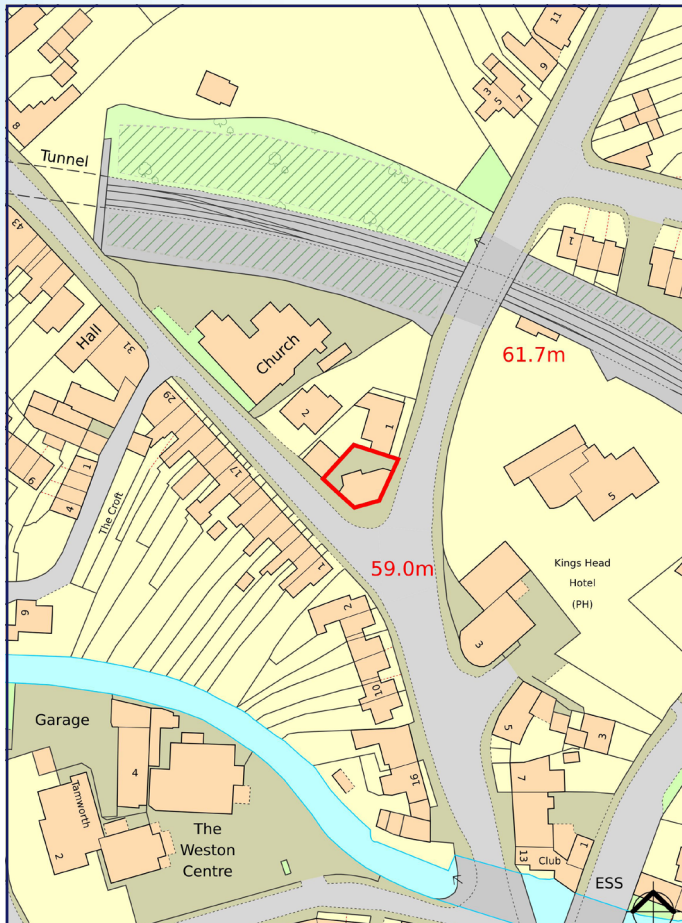
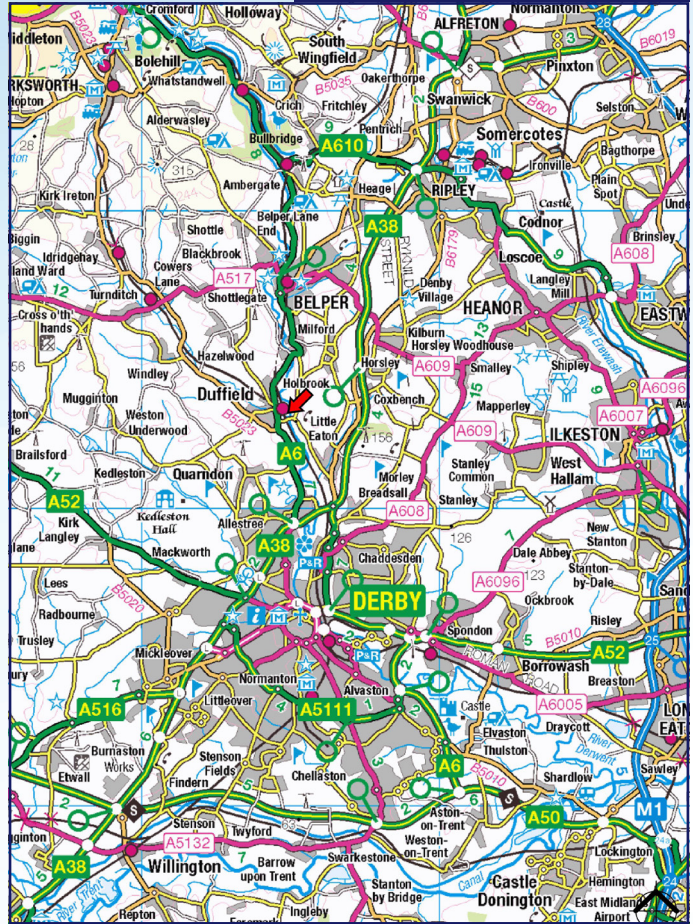
**LOCATION**

The property is prominently located at the junction of Town Street (A6) and King Street in the affluent village of Duffield. Derby lies 5 miles to the south accessed via the A6. Duffield is home to a broad range of independent retailers, restaurants and pubs and benefits from transport links via bus and the Duffield Railway Station.

**DESCRIPTION**

The premises comprise a detached brick / stone constructed property originally built as a banking hall. The building is arranged over 3 floors with open plan space on the ground floor, basement storage / kitchen below and toilet facilities located on the first floor. The ground floor benefits from a number of the original features to include panelled walls, large feature windows to the front and side elevations and a minimum ceiling height of 4.3m.

Externally there is a secured yard space to the rear of the property.



## ACCOMMODATION

	SQ M	SQ FT
Ground Floor	92.90	1,000
Basement	49.23	530
<b>TOTAL</b> Approx. Gross Internal Area	<b>142.13</b>	<b>1,530</b>

## TENURE

The freehold of the property is available.

## PRICE

Seeking offers in excess of £600,000 exclusive.

## BUSINESS RATES

Rateable Value - £13,250 (2023 listing).

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating – C(65).

## PLANNING

Previously used as banking hall and offices. The building has potential for a range of alternative uses subject to the relevant planning consent being secured.

Interested parties to make their own enquiries to the local planning authority.



## SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

## VAT

All prices quoted exclusive of VAT.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing / purchasing entity.

**VIEWING** Strictly via sole agents

**Andrew Groves**

andrew.groves@harrislamb.com  
07966 263 287

✉ info@harrislamb.com

**SUBJECT TO CONTRACT** Ref: ST1244 Date: 06/24

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.

**harrislamb**  
PROPERTY CONSULTANCY

**0121 455 9455**

Grosvenor House 75-76 Francis Road Edgbaston Birmingham B16 8SP  
[www.harrislamb.com](http://www.harrislamb.com)

