



1 King Street, Belper, Derbyshire DE56 1PP

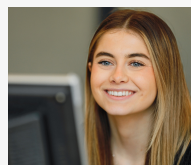
TOWN CENTRE RETAIL

- ▶ **2,299 sq ft (213.5 sq m)**
- ▶ **Prime position at the corner of King Street and Bridge Street (A6)**
- ▶ **Suitable for a variety of uses, subject to planning if required**
- ▶ **Popular and busy market town**

For enquiries and viewings please contact:



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Location

Belper is a key town within the Amber Valley and World Heritage Site, a short distance from the Derbyshire Dales and Peak District, which attracts a large number of visitors throughout the year.

The premises occupies a prominent corner position in a prime retail pitch at the junction of King Street and Bridge Street (A6).

The A6 provides direct access to Derby, (9 miles to the south) and Matlock, (10 miles to the north) and along with the A38/A610 (4 miles) provide excellent access across the region.

Description

An attractive former HSBC Bank premises with an impressive ground floor with high ceilings, arched windows has been largely refurbished to provide an open plan layout ready to accept an occupiers fit-out. There is an office, kitchen and w.c. to the rear.

The full height basement provide generous storage with a small goods lift to the ground floor.

There is ample car parking available within a short walk.

Accommodation

	Sq M	Sq Ft
Ground Floor	124.3	1,338
Basement	89.3	961
Total	213.6	2,299

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

The premises are suitable for a variety of uses falling within Class E (Business, Commerce and Services) of the Use Classes Order 1987 (as amended). Parties are advised to clarify their own use direct with the local planning department.

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed

Business Rates

The property is currently listed as Bank and Premises and has a rateable value of £28,750. Source: VOA

Rent

Rental £19,500 per annum exclusive of business rates and other outgoings. The rent is payable quarterly in advance.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: E (106)

Viewings

Viewings are by appointment with Innes England or our joint agent: Chris Wright - Omeeto - Tel: 01332 840328 - 07471 072799

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