



110 Chapel Street, Kilburn, Belper, East Midlands DE56 0NT

RETAIL/BEAUTY/HEALTHCARE

- ▶ **Ground floor retail unit of 1,077 sq ft**
- ▶ **Part refurbished and ready for tenant fit-out**
- ▶ **Suitable for a variety of uses and ideal for hair and beauty**
- ▶ **Rental incentives available**

For enquiries and viewings please contact:



Debbie Thompson
07974 663063
dthompson@innes-england.com



Nick Hosking
07855 423458
nhosking@innes-england.com

Location

The premises are located on Church Street, Kilburn in a predominantly residential area.

Kilburn and neighbouring villages are well served by the nearby A609 and B6179 (Derby Road) and within a 10 minute drive time of the A38, providing access to Derby (8 miles), Ripley (4 miles) and Alfreton (10 miles)

Description

A two-storey building of traditional brick construction with aluminium framed doors and window on the ground floor available to let with both step and slope access.

The ground floor retail premises has been renovated in part and is being offered in white box shell condition. The incoming tenant would be required to undertake their own fit-out, however rental incentives are available.

There is a storage room towards the rear of the shop which provides access to a w.c. and office.

The unit is ready to accept incoming tenant fit-out and flooring.

Accommodation

	Sq M	Sq Ft
Total	100.1	1,077

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

Services

We understand all mains services are connected to the property.

Planning

Suitable for a variety of commercial uses under Class E (Business, Commerce & Services) of the Use Classes Order 1987 (as amended). Would ideally suit hair and beauty uses.

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 a Shop and Premises and has a rateable value of £6,200. Source: VOA

Rent

Rental £10,500 per annum.

Rental incentives are available subject to overall terms.

VAT

The position regarding VAT is to be confirmed.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC is available upon request.

Viewings

Viewings are by appointment with sole agents Innes England.

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