



Meeting Hall, Strutt Street, Belper, Derbyshire, DE56 1UN

A rare opportunity to acquire a prominent and attractive Meeting Hall with ancillary space, together with well-appointed two-bedroomed flat, located within the Historic and popular Market Town of Belper.

Extending to 3,299 sq. ft./306.6 sqm. together with cellar.

Suitable for a variety of uses, subject to obtaining the necessary planning consents.

Vacant possession upon completion.

Offers Invited in Excess of £350,000

Gadsby Nichols

Suite 18 Kings Chambers
Queen Street, Derby, DE1 3DS

Residential

01332 296396
enquiries@gadsbynichols.co.uk

Commercial

01332 290390
commercial@gadsbynichols.co.uk



BRITISH
PROPERTY
AWARDS
2023

GOLD WINNER
ESTATE AGENT
IN DERBY
(CITY CENTRE)

WE
WON!

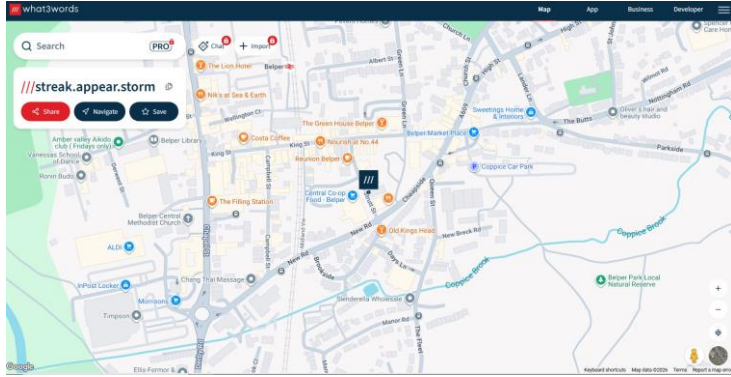


www.gadsbynichols.co.uk

Meeting Hall, Strutt Street, Belper, Derbyshire, DE56 1UN

LOCATION

The property is situated in a prominent position on Strutt Street, within the popular and Historic Market Town of Belper. Belper is part of the Derwent Valley Mills World Heritage Site, and provides a variety of independent shops, restaurants, and pubs. The position of the property is convenient for King Street, and directly faces a Co-Op food store, and post office.



DESCRIPTION

The Meeting Hall is an impressive detached two-storey building with cellar. The exact age of the building is unknown, although we would estimate this to be in the late-18th century, and is believed to have originally been built as a post office by the Strutt Family. The building has an attractive stone and brick façade, with stone headers and sills, under a pitched slate tileclad roof. There are single-storey additions to the rear, which are under pitched roofs with valley. The windows are timber-framed sash with secondary glazing to part.

Internally, the original post office hall, with postmaster office has been sympathetically refurbished to provide reception lobby/hall, with ladies and gents WCs off, together with cloakroom, and main worship hall. To the rear of the property is a classroom, accessible WC, kitchen, and storage space. To the first floor is a well-presented residential flat providing landing, sitting room, two bedrooms, kitchen, and bathroom. Externally, a right-of-way exists adjacent to the northern boundary, and is capable of accommodating three motor vehicles.

FLOOR AREAS

Ground Floor

Reception hall (376 sq. ft./34.9 sqm), worship Hall (1,323 sq. ft./123 sqm.), kitchen (61 sq. ft./5.6 sqm.), classroom (263 sq. ft./24.4 sqm.).



First Floor

Flat (678 sq. ft./63 sqm.).



The property has a GIA of 3,299 sq. ft./306.6 sqm., plus basement of 340 sq. ft./31.6 sqm., or thereabouts. Please note, the ancillary space makes up the balance.

Meeting Hall, Strutt Street, Belper, Derbyshire, DE56 1UN

SERVICES

It is believed that mains gas, electricity, water, and drainage are connected. Please note, there are separate boilers serving the ground and first floors. No tests have been undertaken, and no warranties are given or implied.

PLANNING

The property has previously been used as a Place of Worship, falling within Use Class F1, and the first floor flat falling within C3, each as defined by the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

The property is located within a conservation area.

In our opinion, the property would be suitable for a variety of uses, and would recommend that all interested parties make their own enquiries with the local planning authority, Amber Valley Borough Council.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The residential element of the property has an EPC rating of (tba).

VALUE ADDED TAX (VAT)

We understand that VAT is not elected on the property, and therefore, no VAT will be payable on the purchase price.

TENURE

Freehold, with vacant possession.

METHOD OF SALE

By private treaty. Offers are invited in excess of £350,000 (three hundred and fifty thousand pounds).

VIEWINGS

Strictly by prior appointment with the sole agents: - Gadsby Nichols

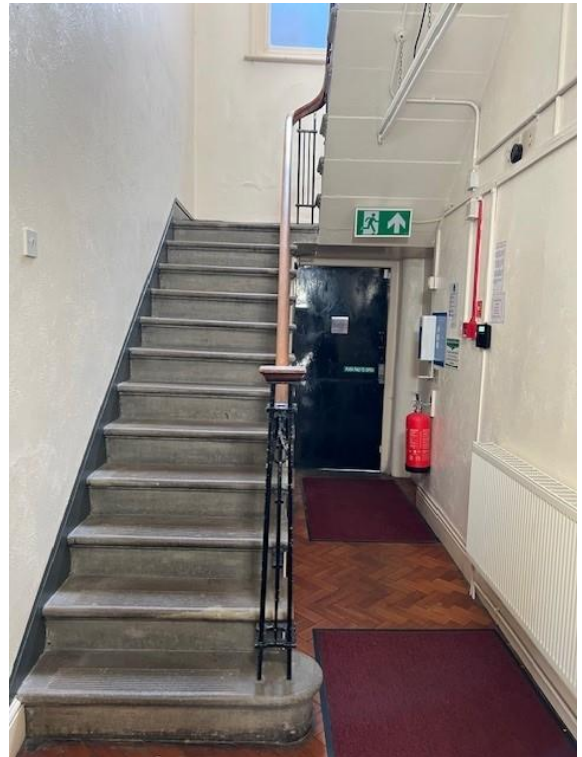
Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

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



Meeting Hall, Strutt Street, Belper, Derbyshire, DE56 1UN

5



G317 Printed by Ravensworth 0870 112 5306

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.