



15a King Street, Belper, Derbyshire DE56 1PW

RETAIL

- ▶ **532 sq ft (49.4 sq m)**
- ▶ **Self-contained ground floor retail unit**
- ▶ **Fully refurbished to a high standard**
- ▶ **Nearby occupiers include Costa, Superdrug, Boots and Iceland**

For enquiries and viewings please contact:



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Location

Belper is a popular market town within the Amber Valley District of Derbyshire approximately 7 miles north of Derby and 10 miles south of Matlock via the adjacent A6.

The property is located in a prime position on King Street, the award winning retailing high street that runs through the town center, close to the junction with the A6. Located directly adjacent is Costa Coffee with other nearby occupiers including Boots, Iceland, Superdrug alongside a range of regional and independent retailers and service providers.

King Street benefits from excellent access to public transport facilities; the bus station is just 0.1 mile to the south and Belper Train Station is 0.1 mile to the east. Car parking is a short walk away.

Description

Ground floor lock up retail premises of traditional brick construction with single glazed aluminium frontage with roller security shutter.

The premises have been refurbished to a high standard ready to accept occupiers fit-out to include new plaster and painted wall finishes throughout, suspended ceiling with LED light panels in the sales area and new LED strip ceiling mounted strip lighting to the rear ancillary areas, which has a stainless steel sink unit with hot water heater and a new accessible w.c..

There is a door of the rear room to access the side passageway and bin storage area to the rear.

Accommodation

	Sq M	Sq Ft
Ground Floor Retail	49.4	532
Total	49.4	532

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

Services

We understand all mains services are connected to the property with the exception of gas.

Planning

The premises have consent for retail under Class E (Business, Commerce and Services). Interested parties should clarify their use with the local planning department.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

The property is currently listed as Shop and Premises and has a rateable value of £13,500. Source VOA

Rent

Rental £15,000 per annum exclusive of business rates and other outgoings and is payable quarterly in advance.

Service Charge

The tenant would be responsible for service charge towards a fair proportion of external repairs and upkeep of common areas.

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 has an EPC assessment of: C (73) and is valid until 1st July 2028

Viewings

Viewings are by appointment with sole agents Innes England

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