GADSBY NICHOLS



2B King Street, Belper, Derbyshire, DE56 1PS

An excellent ground floor retail unit, extending to 722 sq. ft./67 sqm, with first floor accommodation of 258 sq. ft./24 sqm.

Situated in a prominent trading position within the prime retailing area of Belper.

Available for immediate occupation on a new lease.

TO LET £15,500 PAX

Gadsby Nichols 21 Iron Gate Derby DE1 3GP

Residential 01332 296 396 enquiries@gadsbynichols.co.uk Commercial 01332 290 390 commercial@gadsbynichols.co.uk

LOCATION

The property is situated in a prominent position on King Street, close to its junction with Chapel Street and Bridge Street, in the centre of Belper, Derbyshire. Belper is a popular Town, with a population in excess of 20,000 inhabitants, and is within the World Heritage Site for its famous Derwent Valley Mills. The Town accommodates a range of national and local traders.

DESCRIPTION

The premises provide a well-appointed retail unit, with large timber-framed display window to the front elevation and personnel access door. The retail area is open-plan with disabled WC to the rear, with stairs to the first floor which provides a storage area, with additional ladies and gents WC facilities.

ACCOMMODATION

Ground Floor Retail Area	722 sq. ft.	67.0 sqm
First Floor Storage	258 sq. ft.	24.0 sqm
NIA	980 sq. ft.	91.0 sqm

SERVICES

We understand that mains electricity, water and drainage are all connected the property.

BUSINESS RATES

From our enquiries from the VOA website, we understand the property is assessed for non-domestic rating purposes as follows:-

Description	Rateable Value
Shop and Premises	£13,750

The property may qualify for Small Business Rates Relief. Enquiries should be made of the local authority.

TENURE

The premises are available by way of a new, full repairing and insuring (FR&I) lease, for a term to be negotiated. Incentives may be available, subject to terms and covenant strength.

RENT

 $\pounds 15{,}500$ (fifteen thousand, five hundred pounds) per annum exclusive.

VALUE ADDED TAX

All prices quoted and negotiated are exclusive of VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the new lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D85

A copy of the certificate is available on request.

VIEWINGS

Strictly by prior appointment with the sole agents: -Gadsby Nichols 01332 290390 / 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 tenant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references for the tenancy.

SUBJECT TO CONTRACT



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 as 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 shall be deemed to be a taken. Certain aspects may have changed when the photographs were taken. Certain aspects may have changed when the photographs sort distances referred to herein a distolution or otherwise or that any of the property at the time when the photographs services or distances referred to herein a guidance purposes only. 6. Where there is reference in the particulars to distances referred to herein a proximate and given for guidance purposes only. 6. Where there is reference in the particulars to distances referred to herein a measurements or distances reference to lesse any exposes only. 6. Any information provided on terune, vacancies or tenances is provided in good faith any particular to distances for the property office Corwn (Copyright 1. 8. Any information provided on tenure, vacancies or tenances 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 itslill 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 roressing at the earliering into a property tra