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

www.gadsbynichols.co.uk

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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
£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



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