



Ground Floor, 39 King Street, Belper, Derbyshire DE56 1PX

Offices

- ▶ **Prominent Town Centre location**
- ▶ **Offices of 692 sq ft**
- ▶ **Suitable for a variety of uses such as retail STP**
- ▶ **Excellent commuter and public transport links**

For enquiries and viewings please contact:



Chris Wright
01332 362244
cwright@innes-england.com



Victoria Leeming
01332 362244
vleeming@innes-england.com

Location

Belper is in Amber Valley District of Derbyshire, approximately 7 miles north of Derby and 5 miles west of Heanor.

The property is located on the King Street and benefits from excellent access to local shops, cafes and restaurants and public transport facilities. There are a number of car parks within close walking distance.

The town has excellent commuter links; the A6 which connects Belper with Derby and Matlock is situated 0.3 mile to the south west, the A38 is located 3 miles to the east.

Description

The building comprises an imposing and impressive mid-terraced period property of a presumed solid brick construction with a stone front. Elevations incorporate timber framed single glazed sash windows and are beneath a multi-pitch slate clad roof.

The available accommodation comprises the ground floor former council offices; arranged to provide a lobby area, cashiers office, meeting room, kitchen and single W.C. The premises are finished with carpet tile floor coverings, painted plaster walls and has a fit out synonymous with a Local Authority cashiers office. The accommodation benefits from electric storage heaters, a range of commercial lighting, burglar alarm, fully glazed counter servery and a safe.

Accommodation

	Sq M	Sq Ft
Total	64.3	692

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

Services

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

Planning

We understand the premises has the benefit of planning consent for A2 (Financial and professional services). However subject to planning the premises is suitable for a range of professional and healthcare uses.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed but no longer than 7 years.

Business Rates

The property is currently listed as Office and Premises and has a rateable value of £14,000.

Source: VOA

Rent

The property is available to rent for £13,500 per annum exclusive.

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: E (115).

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