



3-5 Town Street, Duffield, Belper DE56 4EH

Retail

- ▶ **Shop and store of 1,211 sq ft (168.8 sm)**
- ▶ **Two bed first floor apartment 605.5 sq ft (56.3 sq m)**
- ▶ **Suitable for a variety of uses STP**
- ▶ **Rear yard providing onsite parking**

For enquiries and viewings please contact:



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Location

Duffield is in the Amber Valley District of Derbyshire, approximately 5 miles north of Derby and 3.5 miles south of Belper. The property is located on Town Street which is the main thoroughfare through the village.

The other nearby occupiers include Godfrey's Café, Cakes Shakes and Bakes, Post Office, Birds and the Co-op.

Description

The premises comprise a detached self contained shop and a separately accessed, two bed apartment on the first floor. Elevations are of a presumed solid stone construction under a pitch slate clad roof. The front elevation incorporates wooden sash framed windows and a single glazed shop front.

The ground floor provides a well appointed retail area with a rear lobby and WC. The retail area is generally finished with carpet floor-coverings, plaster painted walls, electric storage heaters and range of lighting. The first floor apartment benefits from a kitchen, bathroom, living room and central heating.

Externally there is a two storey outbuilding with sliding door to the front and a yard providing parking.

Accommodation

	Sq M	Sq Ft
Retail Area	32	344
Rear / Ancillary Area	14.3	154
Side Retail Area	16.6	179
Bedroom 1	14.9	160
Bedroom 2	10.7	115
Box Room	3	32
Lounge	19.3	208
Kitchen	8.5	91
External Store	49.6	534
Total	168.8	1,817

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

Planning

We understand the premises currently have a A1 (Retail) use but are suitable for a range of High Street or professional uses, subject to planning.

Tenure

The premises are available by way of a new 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 £13,250.

Source: VOA

Rent

£29,500 a year exc.

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 have an EPC assessments of:

Shop D (85)

Apartment E (39)

Date Produced: 25-Jun-2019



