



6 High Street, Belper, Derbyshire, DE56 1GF

OFFICE TO LET (MAY SELL)

Charming two-storey office accommodation located within the centre of Belper.

- Located within close proximity to Belper Market Place.
- Rent: £10,000 per annum exclusive / Sale: On application.
- Fit to a high modern standard.
- Offering 926 sq ft / 86 sq m of accommodation (NIA).



CONTACT

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Location

Belper is a popular market town situated within the borough of Amber Valley. The main arterial route running through the town is the A6, which links the town with the city of Derby some eight miles to the south, and with the towns of Matlock and Bakewell to the North. Also nearby is the A38 dual carriageway at Kilburn which provides a link to the M1 motorway at junction 28.

More specifically, the property is located on High Street which forms one of Belper's main arterial routes in and out of the town centre. It is situated within close proximity to Belper's pedestrianised Market Place and King Street, home to a wide variety of established shops, cafes and businesses with a high level of passing traffic and footfall.

The property's location offers a plethora of parking opportunities, with the Short Lands car park being directly opposite along with the Coppice Car Park, positioned within a 2-minute walking distance just off the Market Place.

Description

The subject property is a two-storey Victorian era office building constructed of traditional brick beneath a pitched tile roof and set within the Derwent Valley Mills World Heritage Site.

The property comprises two offices, modern kitchen and shower room to the ground floor, an additional two offices, WC and fire escape to the first floor and a storage room within the attic. There is also additional basement and external storage along with a rear self-contained yard.

The accommodation has been fitted to a high modern standard and generally comprises carpet flooring, painted plaster walls and ceilings, along with LED lighting throughout, with the added benefit of data points available in each room and a new modern intruder alarm system. with CCTV covering the rear of the property.

Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (6th edition).

Basement: 109 sq ft / 10 sq m
Ground Floor: 412 sq ft / 38 sq m
First Floor: 314 sq ft / 29 sq m
Attic : 92 sq ft / 9 sq m

Total Net Internal Area: 926 sq ft / 86 sq m

Planning

We understand the property falls under Use Class E (formerly A2 Professional and Financial Services) however may be suitable for alternative uses subject to the necessary planning consents. All planning information should be confirmed with the local authority.

Services

It is understood that all mains services are connected to the property.

Business Rates

The property is currently listed on the valuation office website as having a rateable value of £7,100.

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

In addition, the owners may consider a sale of the property on a freehold basis with vacant possession.

Price

The property is available to rent at £10,000 per annum exclusive.

The property is also available to purchase with offers to be considered on application.

Energy Performance

D(61)

VAT

We have been informed that the subject property is not elected for VAT.

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly via appointment with sole Agent BB&J Commercial.

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