

78 King Street | Belper | DE56 1QA

## Multi purpose retail premises in popular Derbyshire town – available subject to vacant possession

Ground Floor Sales  
128m<sup>2</sup> (1,378ft<sup>2</sup>)

- Ground floor retail unit within busy retail parade
- E class premises would suit retail, café, restaurant or other use subject to permission
- Nearby occupiers include The Ritz cinema, Oxfam, Dominos Pizza, The Greenhouse and Monk Bar
- Rent £18,500 per annum
- Available October 2024



**TO LET**



Location



Gallery



Contact



## Location

Belper is an affluent town within North Derbyshire located approximately 7 miles north of Derby with a population of circa 19,000.

The premises are located on King Street, which is the prime retail pitch within the town and home to various quality retailers and F&B operators.

## The Property

The premises comprises an end terrace ground floor retail unit with glazed frontage. Internally, the premises comprise an open plan retail unit with toilet and kitchen located to the rear. The current tenant will vacate in October 2024 with viewings available by appointment.

## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	128	1,378
<b>Total</b>	<b>128</b>	<b>1,378</b>





## Lease Terms

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

## Rent

The property is available at a rent of:-

**£18,500 per annum exclusive**

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

### Shop & Premises

Rateable Value (2023):    £19,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

SAT NAV: DE56 1QA



## EPC

The property has an EPC rating of E.

## VAT

The property is not elected for VAT.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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