



**CAMPBELL STREET
BELPER
DERBYSHIRE, DE56 1AP**

**UNIT ADJOINING THE CONSERVATIVE CLUB
RETAIL PREMISES WITH POSSIBLE A3/A5 USE
(SUBJECT TO PLANNING)**

**TO LET
AVAILABLE ON A NEW LEASE AT £12,000 PAX**



- Excellent prominent position in town centre.
 - Available immediately on new lease.
 - Attractive stone building.
 - Extensive public parking nearby.
 - Thriving retail location.
 - Close to bus station.
- Approximately 870 square feet (81 square metres)

For further details contact Hugh Broadbent of Jones & Company

Tel: 01773 880 012 Fax: 01773 880828

Email: hugh@chartex.co.uk

INTRODUCTION

The unit is located on Campbell Street, which leads into the main high street in the thriving market town of Belper. There are a wide range of local amenities and the benefit of a large residential catchment area (25,000 plus) with good income per capita. Belper is situated to the south of Derbyshire's renowned Peak District and the A6 trunk road, which runs through Belper, is one of the main routes to the Peak District National Park. Derby is some eight miles to the north of the town.

Belper offers excellent retail and leisure opportunities and there are many major names on the nearby high street including Boots, Wilkinsons, Specsavers, Cardfayre, New Look, etc to name but a few.

DESCRIPTION

The property is part of a substantial stone property. The accommodation briefly comprises the following:

Main area 28'4" x 24'4" (689 square feet)

Kitchen 16'11" x 6'9" (114 square feet)

Store 6'9" x 10' (67 square feet)

Total 870 square feet.



RATING

To be assessed.

USE & PLANNING

The premises are suitable for a variety of uses including hot food takeaway, restaurant, entertainment venue, retail, offices subject to relevant planning consents being obtained where appropriate.

TENURE

The premises are available on a new lease for a period of 5 – 10 years on fully repairing and insuring terms, and prospective tenants will be required to provide references (one bank and two trade).

LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonably incurred legal costs in the preparation of the lease.

SERVICES

All mains services are understood to be connected or available to the property.

VIEWING

Strictly by appointment with Jones & Company Telephone - (01773) 880012

HBpjc/12.09.08

Subject to Contract

Property Misdescriptions Act 1991

Whilst we make all reasonable efforts to ensure that these particulars are reliable, the accuracy of any statement contained herein is not guaranteed, nor do such statements form any contract or constitute any warranty. Unless specified to the contrary interested parties should note that:

1. All dimensions, distances, floor areas are approximate and for guidance purposes only. Plans supplied or referred to are for identification purposes only
2. We have not tested nor do we test any heating systems, appliances, apparatus, equipment, fixtures or fittings or services and no warranty is given as to their serviceability, condition or availability.
3. Any information supplied on planning matters, rating assessments, tenure or tenancies has been obtained by verbal enquiry only and has not been checked. Any interested parties are advised to consult their own solicitor and/or the local authority for verification before entering into any commitment.

These particulars are issued on the distinct understanding that all negotiations are to take place through Jones & Company. The property is offered subject to formal contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing.

Jones & Company (for themselves and for the vendor/assignor/lessor of this property whose agents they are) give notice that:

- > These particulars do not constitute nor form any part of an offer or contract
- > All statements contained herein as to this property are made without responsibility on the part of Messrs Jones & Company or the vendor/assignor/lessor
- > None of the statements contained herein as to this property are to be relied upon as statements or representations of fact
- > Any intending party is to satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained herein

The vendor/assignor/lessor does not make nor give neither Messrs Jones & Company or persons in their employment any authority to make or give representation or warrant whatsoever in relation to this property.



