



**62 KING STREET
BELPER
DERBYSHIRE
DE56 1PZ**

**SECOND FLOOR OFFICES TO LET
£7,200 PER ANNUM INCLUSIVE**



- Upper floor office to let extending to approximately 500 square feet.
- Prominently located in extremely busy High Street location benefiting from excellent footfall
- Also fronts on to Strutt Street
- Prime location with on-street parking and public car parking nearby
- Recently refurbished to a very high standard
- Thriving Market Town with excellent retail, leisure and other facilities
- Close to railway station and public transport
- To be let on licence on inclusive basis

For further details please contact Hugh Broadbent of Chartex
Tel: 01773 599990 Fax: 01773 880828
Email: hugh@chartex.co.uk

LOCATION

The property is located on the busy high street of Belper on the corner of King Street and Strutt Street, which is the prime retail location for the shopping centre. King Street is partly pedestrianised, but also has public road vehicle access to certain parts including in front of this property and there is also on-street and low cost public car parking. Belper is a thriving Market Town with a population of circa 25,000 having high disposal income per capita, also residential catchment population of 140,000 plus with extensive surrounding towns and villages, which also utilise this shopping centre. There are good public transport links both by rail and road and King Street offers a wide range of good quality retailers with high street names including Boots, Woolworths, Wilkinson Hardware, Savers and various high street banks and much more.

DESCRIPTION

62 King Street is a substantial Victorian building located at the end of a terrace of similar shops on the corner of King Street and Strutt Street. This is an excellently located retail/office unit adjacent to the pedestrianised zone. Public car parks are available nearby at Green lane and Strutt Street and there is also short stay on street parking on King Street. The accommodation consists of the following:

Second floor office - 300 square feet

Shared use of kitchen facilities and male and female toilets.

The first floor offices are occupied by Jones & Company Surveyors.

RATING

Business rates are included within the rental quoted.

SERVICES

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

TERMS

The office is available on an initial licence for 12 months and thereafter determinable at three months notice. The rent for the office is £7,200 per annum inclusive of business rates, water rates, insurance (not contents), heating, lighting, etc. The tenant will however be responsible for the installation of their own telephone line, equipment and payment of call charges.

The rents will be payable calendar monthly by standing order.

REFERENCES

Prospective tenants will be required to provide a satisfactory bank reference and two trade references. Please note that a Director has an interest in this property.

VIEWING

Strictly by arrangement through the sole agents, Chartex.

Contact –Hugh Broadbent
Telephone - (01773) 599990

SHJ/pjc/06.08.09

Subject to Contract



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