



**THE STABLES
BROADHOLME FARM
MATLOCK ROAD
BELPER
DERBYSHIRE**

To Let - £8,000 p.a.



- **Substantial retail / workshop / office premises**
- **Extending to approximately 700 square feet in total**
- **Prominent and attractive location on edge of Belper Town Centre**
- **Attractive stone fronted period building.**
- **Scope for variety of uses (subject to planning) including retail, conversion, leisure and light industrial uses.**
- **On site car parking**

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INTRODUCTION

The Stables is a modernised barn located on the edge of Belper's attractive and thriving town centre, the property offers scope for a variety of uses including retail, office, leisure and light industrial uses which are enhanced both by the on site car parking. The Forge is just off the main A6 and is the main route into the town from the North and the A38 trunk road.

This is an attractive and popular residential area as well as benefiting from a significant light commercial influence.



DESCRIPTION

The property is a single storey building, stone fronted and with a tiled roof. The rear building is a more modern brick building with corrugated asbestos roofing on steel trusses. The accommodation is as follows:-

Ground Floor

The first office measures 11'3 by 29'3. The second office is 15'3 by 11'4 and the reception/ kitchen area is 17' by 12'3.

Outside

The is access off the driveway and room for several cars in the car park.

SERVICES

All mains services are either connected or available to the property.



RATING

To be confirmed.

PLANNING

The property is earmarked for employment use, although no enquiries have been made with the Planning Department, but should a change of use be contemplated, contact should be made with Amber Valley Borough Council Planning Department, telephone 01773 570222.

PRICE

The property is available on a new lease, terms to be agreed. The incoming tenant will be responsible for the landlord's reasonably incurred legal fees. Subject to contract.





PROPERTY MISDESCRIPTIONS ACT

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:

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