56-58 BRIDGE STREET
BELPER
DERBYSHIRE, DE56 1AZ

EXTENSIVE RETAIL PREMISES WITH PLANNING PERMISSION FOR SHOP AND THREE FLATS

FOR SALE – OFFERS AROUND £185,000

- Extensive retail space approximately 2290 square feet (213 square metres) gross internal..
- Substantial building but in need of conversion works.
- Excellent prominent town centre location fronting A6 trunk road – public car park nearby.
- Large residential catchment area.

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

INTRODUCTION

This is an excellent opportunity to acquire freehold premises either for existing retail use or for café bar restaurant with living accommodation in this excellent location. Belper is a thriving market town with a population in excess of 25,000 with excellent catchment area including the town together with surrounding villages and nearby Ripley, Heanor etc. The A6 is one of the main routes into the Peak National Park and there is extensive passing traffic. There is a large public car park only a short distance from the premises.

DESCRIPTION

This is a two storey brick and slate building offering a gross internal floor area of 2290 square feet (213 square metres) on two floors. There is a frontage of approximately 7.5 metres (24'6") on to Bridge Street and an overall depth of approximately 23.4 metres (76'9").

The premises have been at least partially re-roofed within recent years and have been stripped out ready for conversion into the proposed shop with flats above. Plans showing existing and proposed accommodation are available.

Alternative proposals could be considered such as providing further residential accommodation but any such proposals would require further Planning Consent.

PLANNING

Planning Consent was granted 8th February 1999, Planning Application Reference AVA/19980929 for change of use from retail outlet to café bar restaurant and flat. The Planning Authority are Amber Valley Borough Council. Clearly a substantial start has been made and in our opinion the Planning Consent is still current.

TENURE

Freehold – offers sought in the region of £185,000.

VIEWING

Arrangements can be made for an accompanied viewing with the agents Chartex.

Telephone: 01773 599990

Email: hugh@chartex.co.uk

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.

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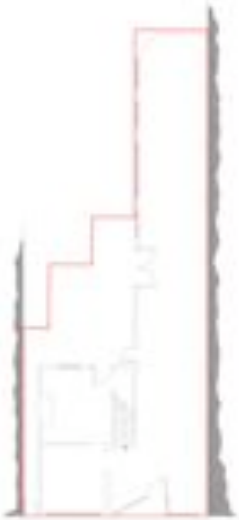
The vendor/assignor/lessor does not make nor give neither Messrs Chartex or persons in their employment any authority to make or give representation or warrant whatsoever in relation to this property.

proposed side elevation

proposed front elevation

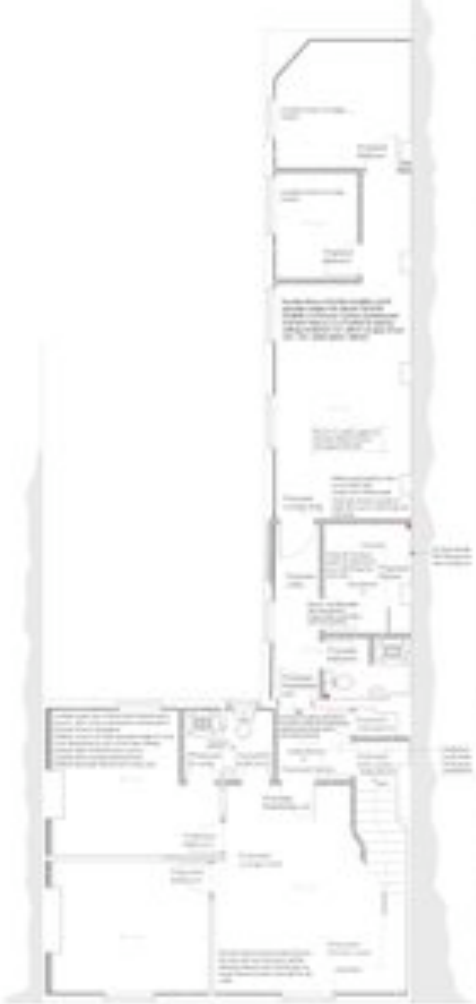
proposed rear elevation



existing ground floor plan

existing first floor plan

proposed ground floor plan



proposed first floor plan

Please Note:

1. All contractors to check all dimensions on site before commencement of any work or fabrication. Any discrepancy to be reported to the architect or Green 2k Design Ltd.
2. All materials specified to be selected in accordance with current legislation, British Standards and Codes of Practice.
3. All drawings to be read and to be in conjunction with all other relevant consultants' drawings and specifications.
4. Drawings to be read and to be in conjunction with Planning Permission and Building Regulations.
5. Drawings not to be scaled for building regulation approval.

No.	Date	By	Details

green 2k design

[illegible]

[illegible]

[illegible]

[illegible]

Client Details

Proposed conversion and extending of a single storey dwelling, [illegible] to form [illegible] residential units

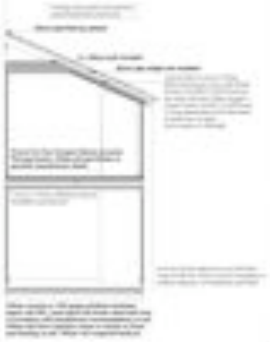
Drawing Title

Proposed floorplans, rooms, elevations [illegible]

Drawn: [illegible]	Date: [illegible]
Scale: [illegible]	

proposed first floor joist layout

proposed roof layout



green 2k design