

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

**BUSINESS & LEASE FOR SALE
£20,000 FOR GOODWILL,
FIXTURES & FITTINGS (SAV)
£16,750 PER ANNUM EXCLUSIVE**



- Prominently located on busy high street
- Thriving market town with very large residential catchment area
- On street parking and extensive public car parking very nearby
- Excellent trading position
- Available with or without business
- Available on new lease
- Ideal for occupiers and investors.

For further details please contact Hugh Broadbent
Tel: 01773 880 012 Fax: 01773 880828
Chartex, 62 King Street, Belper, Derbyshire DE56 1PZ
Email: hugh@chartex.co.uk



INTRODUCTION & LOCATION

The unit is located on King Street, 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 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 the town, 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 high street including Boots, Wilkinsons, Specsavers, Cardfayre, New Look, etc. to name but a few.

DESCRIPTION

This is an excellently appointed retail sales shop with attractive first floor accommodation. Very attractive modern shop front with extending canopy. The owner will consider letting this unit without the business. The previous use was A3.

ACCOMMODATION

The accommodation is as follows:

Sales Shop	15'7" (4.82m)	X	28'0" (8.65m)	390 sq. ft.
	overall width		overall depth	(36.25 sq. m.)
Staircase to 1 st Floor Landing				
Toilet)			
Changing Room Areas)	approx		346 sq. ft. (32.0 sq. m.)
Office / Work Room)			

TERMS

The property is available at a rental of £16,5750 per annum exclusive on a terms of years to be agreed with the incoming tenant being responsible for the Landlord's reasonably incurred legal costs in the preparation of the fully repairing lease.

THE BUSINESS

Cassis has been established for several years and specialises in high quality fashion clothing. Accounts and other financial information are available on request. Offers will be invited for the goodwill plus stock at valuation.

VIEWING

For further information or to arrange a viewing (strictly by appointment) please contact

Hugh Broadbent: (01773) 880 012
Or any member of the administration team!



Property Misdescriptions Act 1991

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