THE HERITAGE CLINIC
96 BRIDGE STREET
BELPER DE56 1AZ

TO LET £9,800 PER ANNUM

- **Extending to approximately 420 sq ft**
- **Prominent location on edge of Belper Town Centre**
- **Attractive glass fronted period building.**
- **Recently modernised and contemporary feel**

chartex
commercial property agents

INTRODUCTION

The Heritage Clinic has been successfully trading from the site for eight years. They are now moving to alternative premises.

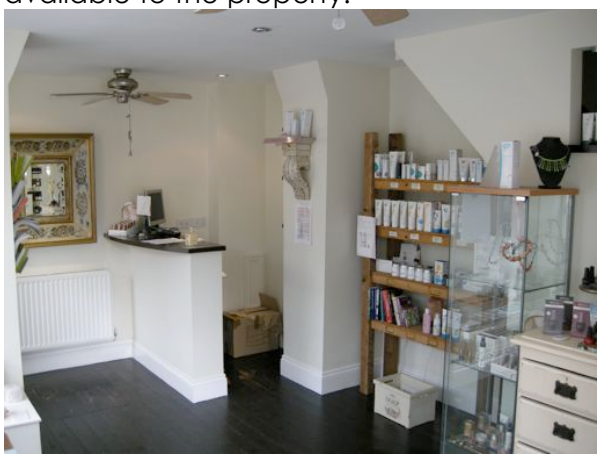
DESCRIPTION

The property is a two storey property on Bridge street, Belper with a highly prominent position. Downstairs is the open Reception and waiting area. Upstairs are two treatment rooms with a w.c..

There is a public carpark opposite.

SERVICES

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



PLANNING

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.

RATING

The current rateable value is £2,175 and is unchanged for 2010.

TERMS

The property is available on a new lease, terms to be agreed., at a rental of £9.800 per annum. The incoming tenant will be responsible for the landlord's reasonably incurred legal fees. Please note that the freehold may be available. Please enquire for details.

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:

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 Chartex. 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.

Chartex (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 Chartex or the vendor/assignor/lessor
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