

**THE OLD SCHOOL HOUSE
GREEN LANE
BELPER
DERBYSHIRE DE56 1BY**

**RETAIL / OFFICES / LEISURE OPPORTUNITY
TO LET £27,500 PER ANNUM EXCLUSIVE**



- Excellently appointed premises available to let on a new lease
- Approximately 3,000 sq ft (278.81 sq m) of retail and ancillary space spread over four floors
- Suitable for a variety of uses – retail, offices, leisure (public house, restaurant, etc), subject to planning
 - Adjoining major new retail and leisure development
 - Car parking for 10 cars plus large adjoining public car park
- Good communication links (A6, A38 Trunk Roads), train station and bus depot
 - Prominently located in the much sought after market town of Belper

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

INTRODUCTION

The Old School House is located on Green Lane, just off King Street and opposite the Green Lane Dental Surgery.

DESCRIPTION

This is a three-storey building with lower ground floor, which was originally used as a schoolhouse. The property was erected in 1721 / 1855 and has been tastefully adapted to its present use of extended retail showrooms and offices. The building is of brick, pitched tiled roof construction, with solid floors throughout.

There are showrooms on both the ground and first floor, offices on the second floor (attic) and storage in the basement. All areas of the property are renovated/decorated to a very good standard.

Outside the property is a paved patio area fronting onto King Street across the King Street/Green Lane Car Park.

To the rear there is parking for approximately 10 cars on a tarmacadam area, which is accessed via Green Lane only.



The accommodation comprises the following:

Ground Floor

	Sq ft	Sq m
Original Showroom	437	40.6
Kitchen/lobby	37	3.4
New Showroom	623	57.9

First Floor

	Sq ft	Sq m
Original Showroom	498	46.3
New Showroom	625	58.1

Second Floor (Attic)

	Sq ft	Sq m
Offices	338	31.4

Lower Ground Floor

	Sq ft	Sq m
Store	480	44.6

TOTAL GIA 3,038 282.3

PLANNING

The property is currently utilised as a retail showroom for outdoors clothing and apparel, offices and associated storage, but would be suitable for a variety of retail uses or possible leisure (public house, restaurant, etc – subject to planning permission being obtained). Interested parties should contact Amber Valley Borough Council Planning Department on 01773 841 571 for further advice in this regard.

TENURE

The property is available to let on a new lease for a term of years to be negotiated at a rental of £27,500 per annum exclusive.

LEGAL COSTS

The incoming tenant will be responsible for the reasonably incurred legal costs of

the landlord in the preparation of the lease.

RATING

We understand from verbal consultation with Amber Valley Borough Council that the following applies to this property:

Rateable Value: £11,500.00
Rates Payable: £5,106.00
Financial Period: 2007 / 2008

SERVICES

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

VIEWING

Strictly by arrangement through the sole agents, Chartex.

Contact – Hugh Broadbent
Telephone - (01773) 599990

24.4.10

Subject to Contract



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.

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
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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.