



**THE HERITAGE CLINIC
96 BRIDGE STREET
BELPER DE56 1AZ**

**FOR SALE BY PRIVATE TREATY
£135,000 ONO**



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

Chartex, Broadholme House Farm, Broadholme Lane, Belper, DE56 2JG
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INTRODUCTION

The Heritage Clinic operated from here for over six years. Since then it has been used as a kitchen and bathroom store.



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/ retail showroom. Upstairs are two treatment rooms with a w.c..



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 (2010).

TERMS

The property is available on a new lease, terms to be agreed., at a rental of £8,900 per annum. The incoming tenant will be responsible for the landlord's reasonably incurred legal fees. Please note that the freehold is available. For sale by Private Treaty at £125,000.

SUBJECT TO CONTRACT
2.9.11

PROPERTY MISDESCRIPTIONS ACT

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