FULLY MODERNISED AIR CONDITIONED RETAIL PREMISES TO LET
62 KING STREET
BELPER
DERBYSHIRE DE56 1PZ

COMMERCIAL INVESTMENT PRODUCING £45,500 PAX
OFFERS IN THE REGION OF £515,000 FOR THE FREEHOLD

- Two retail units with self contained upper floor office suite.
- Prominently located in extremely busy High Street location benefiting from excellent footfall
- Also fronts on to Strutt Street
- Prime retail location with on-street parking and public car parking nearby
- Fully air conditioned and recently refurbished and fitted out to a very high standard
- Thriving Market Town with excellent retail, leisure and other facilities
- Close to railway station and public transport
- A rare opportunity to invest in good retail space in this shopping centre

For details please contact Hugh Broadbent Chartex Ltd.
Tel: 01773 599990 Fax: 01773 880828
Email: hugh@chartex.co.uk Website: www.chartex.co.uk
62 King Street, Belper, Derbyshire DE56 1PZ

LOCATION

The property is located on the busy high street of Belper on the corner of King Street and Strutt Street, which is the prime retail location for the shopping centre. King Street is partly pedestrianised, but also has public road vehicle access to certain parts including in front of this property and there is also on-street and low cost public car parking. Belper is a thriving Market Town with a population of circa 25,000 having high disposal income per capita, also residential catchment population of 140,000 plus with extensive surrounding towns and villages, which also utilise this shopping centre. There are good public transport links both by rail and road and King Street offers a wide range of good quality retailers with high street names including Boots, Woolworths, Wilkinson Hardware, Savers and various high street banks and much more.

DESCRIPTION

62 King Street is a substantial Victorian building located at the end of a terrace of similar shops on the corner of King Street and Strutt Street. This is an excellently located retail unit adjacent to the pedestrianised zone. Public car parks are available nearby at Green lane and Strutt Street and there is also short stay on street parking on King Street. The accommodation consists of the following:

Sales shop comprises 550 square feet in terms of Zone A 550 units. Gross internal frontage 30'11" depth 18'. Recently let to a hair dressing salon at £16,500 + VAT p.a. on a new 5 year lease.

Sales shop comprises 395 square feet in terms of Zone A 395 units. Gross internal frontage 17'2" depth 23'. Let to Sweet Memories at £17,000 + VAT p.a. on a new 5 year lease.

Offices on first and second floor comprises 1200 GIA, with kitchen and wc's extra. Let to CHARTEX at £12,000 + VAT p.a. on a new 5 year lease.

All leases on Fully Repairing and Insuring terms.

Further kitchen and disabled toilet all newly fitted to both shop units.

RATING

To be confirmed.

SERVICES

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

TERMS

Offers invited for the Freehold. VAT is chargeable on this transaction. Please note that one of the Directors has an interest in this property.

VIEWING

Strictly by arrangement through the sole agents, Chartex Ltd.

Contact –Hugh Broadbent
Telephone - (01773) 599990

SHJ/pjc/29.03.2008

Subject to Contract

GREEN LANE
KING STREET
KIRKGATE STREET
Parking Bay
Parking Bay
CHURCH TERRACE
Notes
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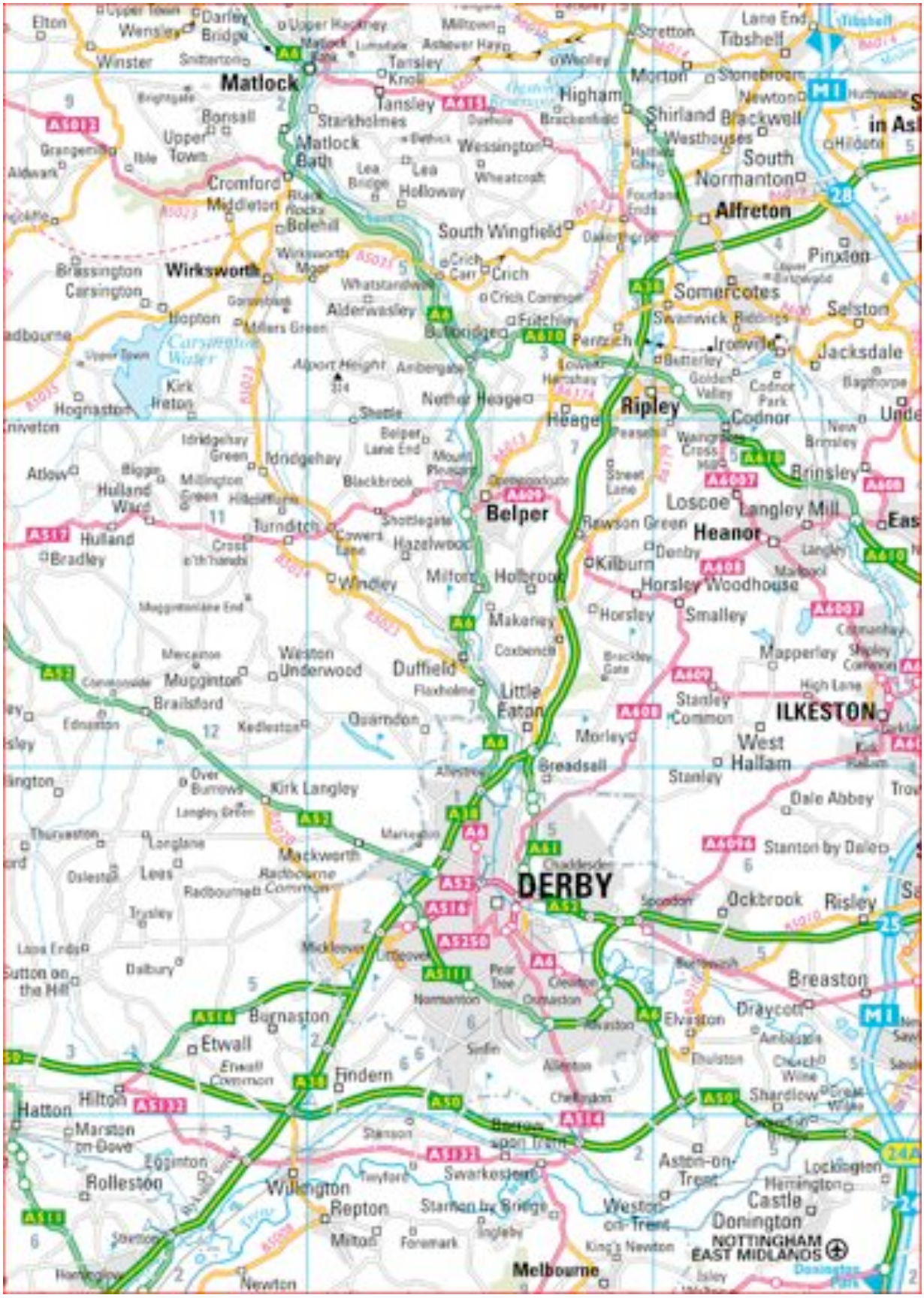
OS SERVICE SURVEY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