

TO LET | £15,000 Per Annum Exclusive

Ground floor retail unit



10 Bridge Street, Belper, Derbyshire, DE56 1AX

676 Sq Ft | 62.8 Sq M



DB

DAVID BROWN

COMMERCIAL



Location

Belper is a market town in the county of Derbyshire in the administrative borough of Amber Valley with a population in the region of 21,500 persons (2021 census). Nearby commercial centres include Derby some 9 miles south and Nottingham some 17.5 miles southeast.

Bridge Street (A6) is the main road through the town. The property is situated on the east side of Bridge Street at the junction with Wellington Court, approximately 0.1 miles from the town's main retail pitch, King Street.

The location is predominantly commercial in nature with some residential. The property is a short walk from the train station and public car parks.

Description

The property comprises a ground floor retail unit with ancillary office together with basement storage/kitchen, forming part of a three storey mid terrace mixed use building of brick elevations beneath a pitched tiled roof.

The ground floor provides an open plan retail sales area with a glazed retail frontage onto Bridge Street, together with a rear office. A corridor leads to the basement and to a rear fire exit. The basement provides additional storage accommodation and a kitchen. The property has a WC accessed off Wellington Court at first floor level.

The specification includes carpets, painted plaster walls, suspended ceilings, artificial lighting and air conditioning.

Accommodation

We have measured the property according to Net Internal Area (NIA):

Description	Sq Ft	Sq M
Retail Sales	515	47.84
Office	67	6.22
Stores	93	8.64
TOTAL	676	62.8

Tenure

Leasehold.

Services

Electricity, water and drainage services are connected to the property.

Planning

Use Class E.

VAT

Not applicable.

Deposit

A deposit may be payable subject to status.

Business Rates

£13,500 as of the 2026 VOA rating list.

Lease Terms

The property is available to let on new effective full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

EPC

An EPC is in preparation.

Insurance

The landlord insures the property and the tenant is responsible for reimbursing a proportion of the premium annually.

Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

Additional Information

Rent

£15,000 Per Annum Exclusive

Viewing

Viewing is strictly by prior appointment please contact Emily Stone for further information.

Emily Stone

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