

Belper - 10 Hayfield Close, Derbyshire DE56 1FA
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Belper - 10 Hayfield Close, Derbyshire DE56 1FA

Virtual Freehold Retail Investment



Investment Consideration:

- Purchase Price: £110,000
- Gross Initial Yield: 7.45%
- Rental Income: £8,200 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor retail shop t/a beauty salon
- Situated in predominantly residential area within 1 mile from Belper Town Centre.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 10 (Ground Floor)	Retail Shop: 46.40 sq m (499 sq ft)	Individual t/a Beauty Salon	5 Years from 14 September 2022	£8,200	Note 1: FRI
Total				£8,200	

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Property Description:

Comprises ground floor shop t/a beauty salon, which forms part of an established retail parade and provides the following accommodation and dimensions:

Retail Shop: 46.40 sq m (499 sq ft)

Open plan retail, Kitchenette, WC, Storage

Tenancy:

The property is at present let to an Individual for a term of 5 Years from 14th September 2022 at a current rent of £8,200 p.a. and the lease contains full repairing and insuring covenants.

Tenure:

Long leasehold. To be held on a 999 year lease from completion at a ground rent of peppercorn.



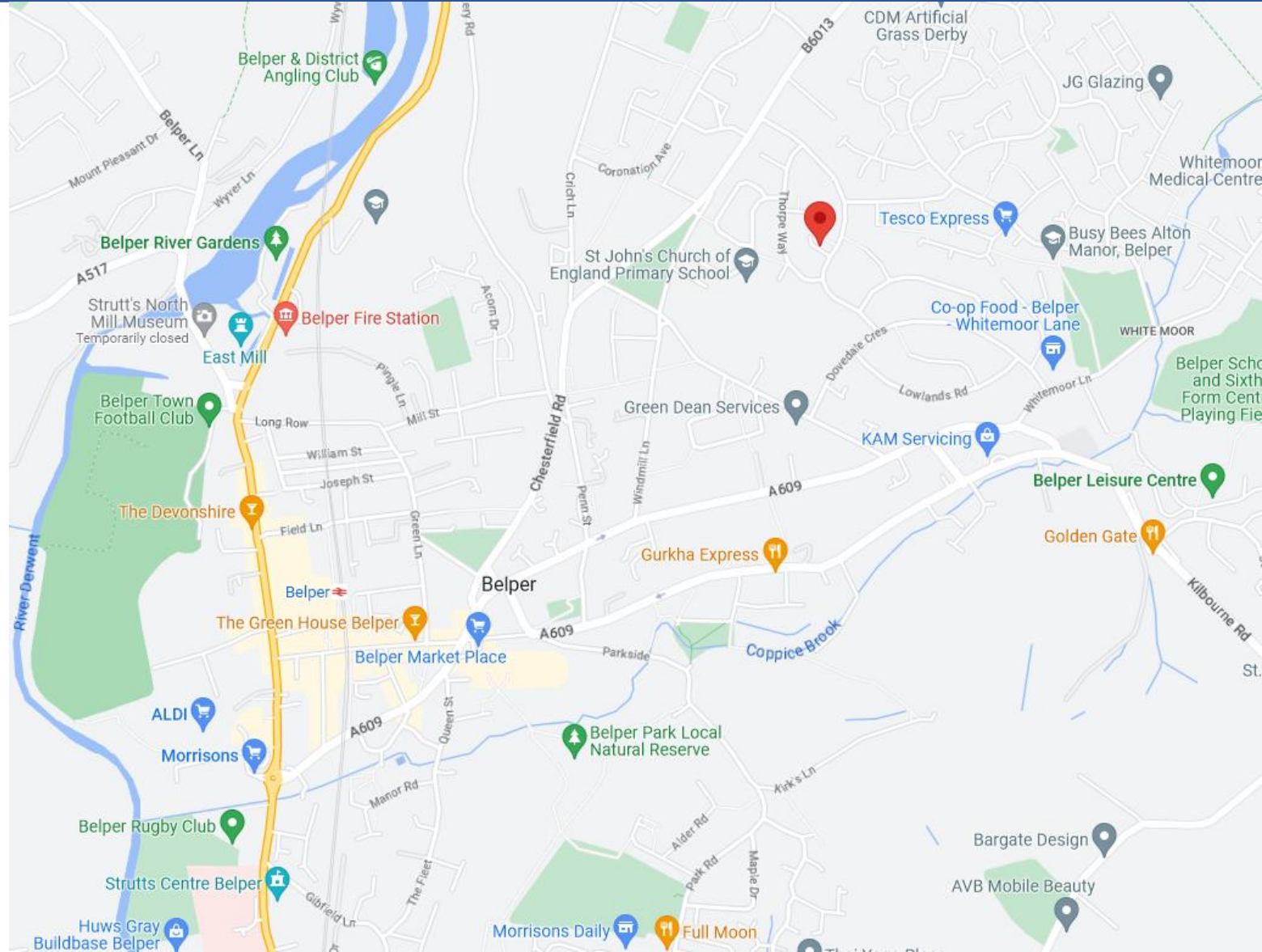
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Location:

The market town of Belper lies 9 miles north of Derby, on the edge of the Peak District. The town is located on the A6 and is some 15 miles west of Junction 26 of the M1 Motorway. The property is situated in a predominantly residential area on the east side of Hayfield Close, at its junction with Ladywood Avenue.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

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