

TO LET | £17,500 Per Annum Exclusive

Prominent Ground Floor Retail Unit



44 Town Street, Duffield, Belper, Derbyshire, DE56 4GD

382 Sq Ft | 35.49 Sq M

DB

DAVID BROWN

COMMERCIAL





Location

Duffield is a prosperous and popular residential commuter village, lying approximately five miles to the north of the city, on the A6 thoroughfare.

The village has an established neighbourhood retail offering with a number of units situated along Town Street (A6), the main thoroughfare.

The subject property occupies a prominent position on the west side of Town Street adjacent to the Co-Operative convenience store.

Description

The property comprises a ground floor retail unit within a larger two storey brick building beneath a pitched slate roof.

The unit comprises a front retail sales area with a WC, kitchen and treatment room towards the rear. There is a basement which has not been inspected.

The property has tiled floors, painted plaster walls and ceilings, electric heating and a timber glazed frontage to Town Street. The kitchen and rear treatment room have a similar specification with laminate flooring.

Tenure

The property is available to let for a negotiable period of years on effective full repairing and insuring lease terms, subject to 3 or 5 yearly rent reviews where appropriate.

Services

It is understood the electricity, water and drainage are connected to the property.

Planning

The premises have planning consent for retail 'E' use. Other uses may be permitted (subject to planning).

VAT

VAT is applicable at the prevailing rate.

Deposit

A deposit may be payable subject to status.

Service Charge

The tenant is to be responsible for a contribution towards the repair and maintenance of the communal external areas.

Lease Terms

The property is available to let on new 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

£17,500 Per Annum Exclusive

Viewing

Viewing is strictly by prior appointment please contact Ash Elliott for further information.

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