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## RETAIL PROPERTY



# The Orangery, Chapel St, Belper, Derby DE56 1AR

## RESTAURANT TO LET

### Location

Belper is a small mill town of appx 22,000 people located 7 miles north of Derby city centre. 138,000. The restaurant adjoins a **Morrisons PFS** adjacent to the main supermarket. The building is listed and has been converted to a drive-to style restaurant with its own car parking. The site is located to the south of the town centre off Chapel Street. There is a **B & M Homestore** nearby.

### Accommodation

The property is arranged on ground and first floor with appx 24 car parking spaces.

Floor Area	Sq M	Sq Ft
Ground Floor	102	1,098
First Floor	116	1,248
Ground Floor Cold Store	13	140

### Lease

The accommodation is available on a new lease for a term of 15 years subject to 5 yearly reviews. There is flexibility on term length.

### Rent

We are seeking rental offers in the order of **£40,000pax** exclusive of VAT.

### N.B. Long leasehold

The current McDonald's lease is for a period of years expiring 5<sup>th</sup> February 2022 at a peppercorn. The remainder of the lease can be purchased for the sum of £200,000.

### Rates

The premises have been given a rateable value of £32,000 in the 2017 list. Rates payable £15,776.00 pa (Rate in £ 49.7pence 2017/8)

Interested parties are strongly advised to make their own enquiries.

### VAT

The property has been elected for VAT purposes.

### Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

### Viewing and Further Information

Viewings strictly by appointment with the sole agents:

#### Michael Perkins

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34 South Molton Street  
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Email: [info@perkinsfox.com](mailto:info@perkinsfox.com)

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11/08/2017

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