



## The Talbot Hotel, Bridge Foot, Belper, Derbyshire, DE56 2UA

A rare opportunity to acquire a substantial property, planned over three floors, situated in a prominent position within the Market Town of Belper, Derbyshire.

The property is Grade II Listed, and has traded successfully as a restaurant with rooms and bar, for the past twenty-four years, and is only available due to retirement of the present owner.

The property would be suitable for continued use as existing; however, subject to obtaining planning consent, would be suitable for a variety of uses and may include residential or offices.

The gross internal area (GIA), including cellarage, is 4,836 sq. ft./449.26 sqm., with car parking and external seating/dining area.

## Available Freehold – Price on Application

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## LOCATION

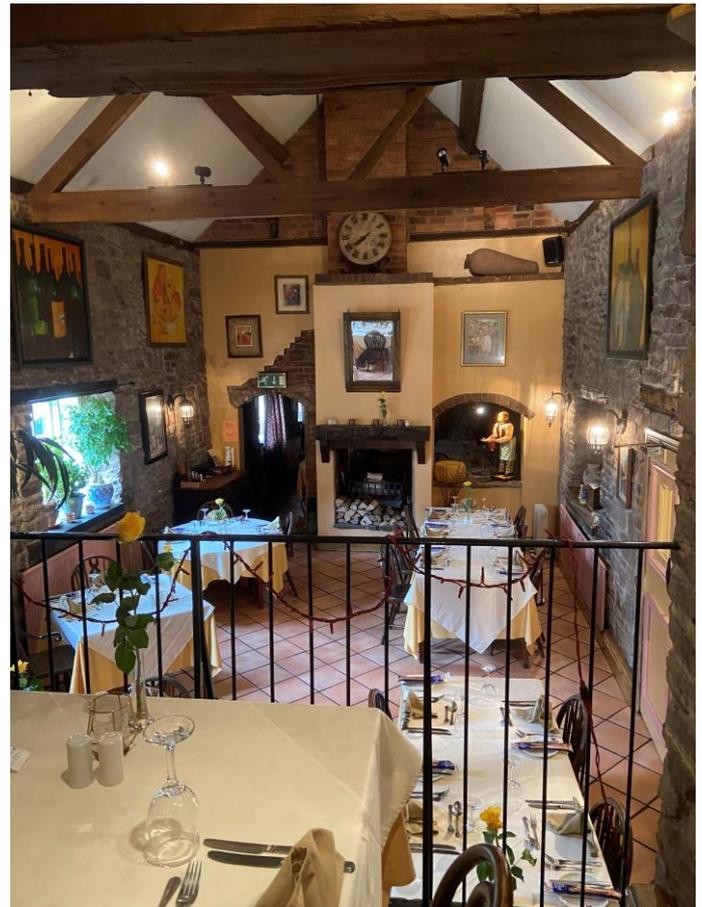
Belper is a popular Market Town located approximately eight-miles to the north of the City of Derby, and forms part of the Derwent Valley Mills World Heritage Site. The property is situated at the junction of Belper Lane with Ashbourne Road, the A517, and is within easy walking distance of Belper town centre, and conveniently located for Belper Mills, and the River Gardens.

## DESCRIPTION

The property is believed to have been built over three centuries. The principal construction is coarse stone, of a three-storey structure, under a pitched tile-clad roof, with gable ends, together with both single-storey and two-storey additions to the rear, together with cellar.



The customer entrance is to the front, which lead through to the main bar area, which is fully fitted with feature stone fireplace and hearth, beamed ceiling, and raised secondary dining area with wood-burning stove. Off the bar are steps to a lounge with a number of retained features, including exposed stone walls, and has access through to a kitchen and gents WC. The kitchen is galley-style with non-slip flooring, part-tiled walls, and extractor system. Off the lounge are steps to a secondary bar and main dining area, which is split-level, with a feature central fireplace, exposed stone walls, fully tiled floors, and exposed roof trusses. The dining area is capable of accommodating seventy covers.



Off the bar is access through to the ladies WC, and corridor leading to the reception for the hotel, which has a separate access from Bridge Foot, providing reception area, utility/laundry room, and two offices. To the first floor are four double bedrooms, each with either ensuite bath or shower rooms. All the rooms are well-appointed, and have retained character features. To the second floor are two further double bedrooms, both with ensembles, together with a further double bedroom which has a separate bathroom. The property is centrally heated. Externally, there is a good-sized tarmacadam car park, providing approximately eight car parking spaces, together with raised garden area, and covered beer-drop leading to the cellar.

## FLOOR AREAS

The following floor areas are obtained from onsite measurements, and calculated on a GIA basis: -

Cellar	(517 sq. ft. / 48 sqm.)
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Ground Floor – Bar, Lounge, Kitchen, Dining Areas, and Reception Offices (2,717 sq. ft. / 252.43 sqm.)

First Floor – Four Bedrooms, each with ensuite (950 sq. ft. / 88.2 sqm.)

Second Floor – Three Bedrooms, two with ensembles, and one with bathroom (656 sq. ft. / 60.53 sqm.)

**TOTAL GIA 4,836 sq. ft. / 449.26 sqm.**



## BUSINESS RATES

The property has a rateable value of £13,500 (thirteen thousand, five hundred pounds) with Amber Valley Borough Council.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D78, valid until 2<sup>nd</sup> May 2022. A copy of the EPC can be made available on request.

## PLANNING

The property has existing and established use rights as a restaurant and hotel, and is Grade II Listed. In our opinion, the property may be suitable for alternative uses, subject to obtaining the necessary planning consents. We would recommend that all interested parties make their own enquiries with the local planning authority.

## SERVICES

We understand that mains gas, electricity, water, and drainage are all connected to the property. No tests have been undertaken, and no warranties are given or implied.

## TENURE

Freehold, and free from brewery tie.

## GUIDE PRICE

Price on Application (PoA).

## VIEWINGS

Strictly by prior appointment with the sole agents: - Gadsby Nichols

Tel: 01332 290390

Email: [andrewnichols@gadsbynichols.co.uk](mailto:andrewnichols@gadsbynichols.co.uk)

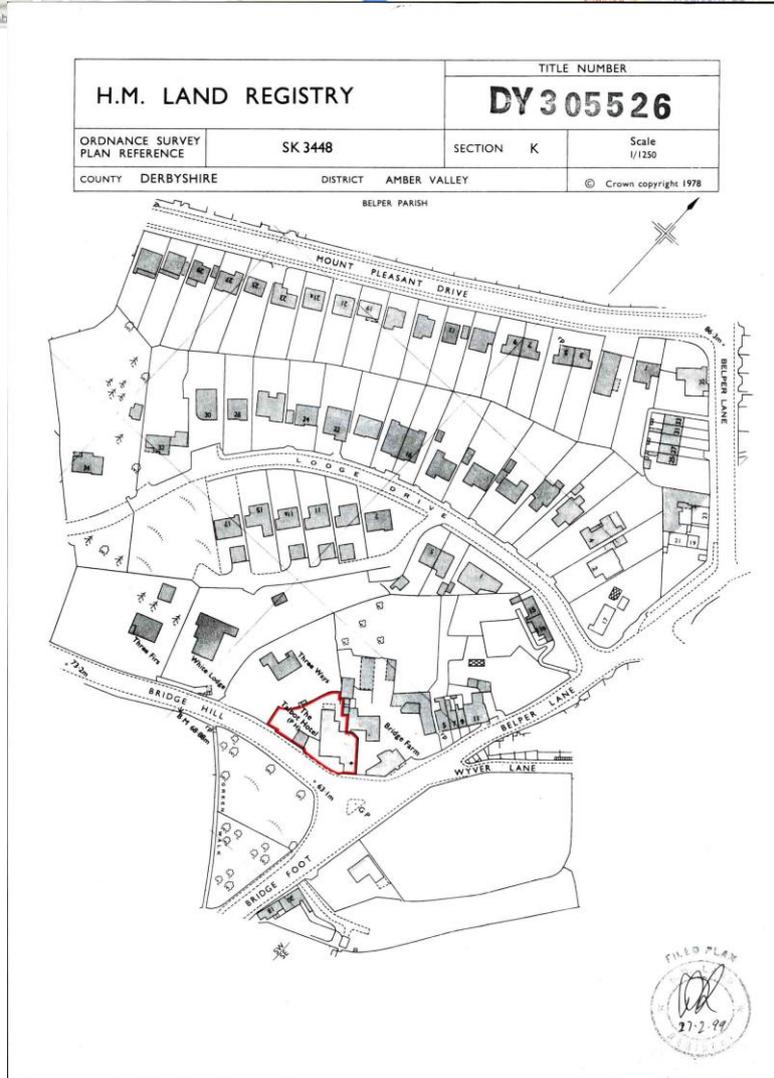
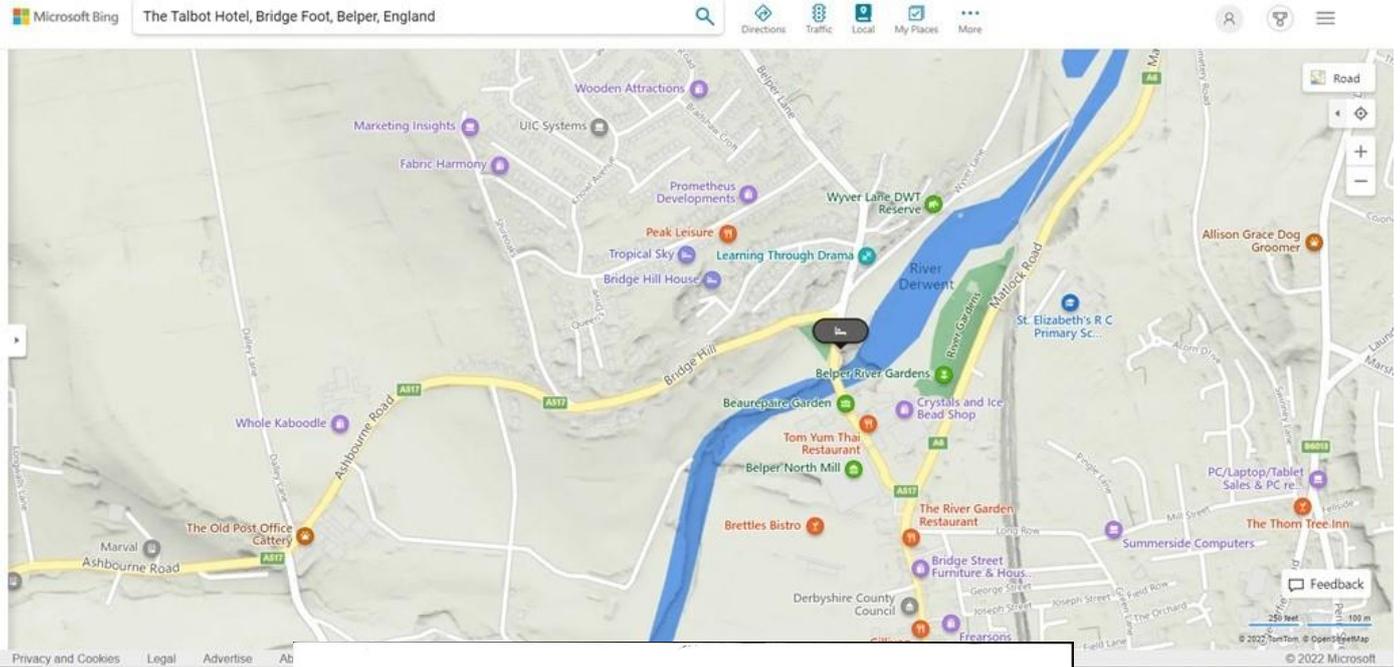
## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

## SUBJECT TO CONTRACT



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