

# GADSBY NICHOLS



## The Talbot Hotel Bridge Foot, Belper, DE56 2UA Offers Around £599,995

POSSIBLE RESIDENTIAL CONVERSION, SUBJECT TO PLANNING AND APPROVALS.

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. EPC D (2012).

**Gadsby Nichols**  
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Derby DE1 3GP

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**Commercial**  
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## The Talbot Hotel Bridge Foot, , Belper, DE56 2UA

### THE PROPERTY

A substantial property, planned over three floors, situated in a prominent position. 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 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. There are both single-storey and two-storey additions to the rear, together with cellar.



### 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.

### DIRECTIONS

When leaving Derby city centre by vehicle, proceed along the A6 Duffield Road, continuing over the Palm Court traffic island and through Allestree, and Duffield. Continue through Belper still on the A6 Bridge Street, and at the traffic lights just before Belper Mills, turn left onto Bridge Foot, following the road and over the bridge to find the Talbot Hotel on the corner with Bridge Foot and Belper Lane.

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### VIEWINGS COVID-19

GADSBY NICHOLS GUIDELINES FOR VIEWINGS - Some of our Vendors would like to continue to adhere to the following guidelines.

We will, under strict Government Guidelines, recommence viewings, but only in accordance with the following, as set out by reference to the Government and Property Industry guidelines. To ensure maximum safety to our clients, potential purchasers and staff, we are implementing the following: -

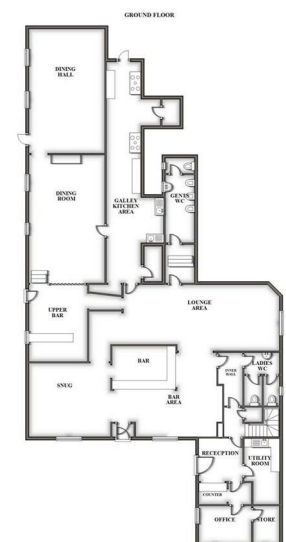
1. Viewings will be undertaken strictly on an appointment basis, arranged by Gadsby Nichols, Commercial and Residential departments;
2. Viewers will need to confirm with Gadsby Nichols, whether they have had COVID-19, or shown symptoms, are shielding or clinically vulnerable, or are currently self isolating;
3. Open House viewings are not permitted. There is to be a maximum of 2 persons viewing from the same household. NO children or extended family can attend;
4. You are encouraged to view the property online in the first instance, and then only in person if you have a strong interest;
5. Viewings may be refused if you are not on the market and have a property to sell;
6. Viewings will be for a 15 minute duration, unless otherwise agreed. If accompanied by Gadsby Nichols, we will leave the property 10 minutes after the appointment time if the viewer has not arrived, unless we receive notification of a delay. The 2 metre distance rule will apply;
7. Viewers should wear the appropriate face mask and gloves (not supplied by the agents or vendors);
8. Viewers, on entering and leaving a property, should wash or sanitise their hands and use the towels provided;
9. Viewers are recommended to have their own hand sanitiser;
10. Viewers will not open any cupboards/wardrobes, etc., and avoid contact with door handles, surfaces, etc.;

Please note the vendors and agents, Gadsby Nichols, reserve the right to refuse entry to the property unless all of the above criteria is adhered to. Gadsby Nichols would, in anticipation, thank you for your co-operation in these matters during these restrictions, Government and Property Industry guidelines.

### ACCOMMODATION

Having the benefit of gas central heating, the accommodation briefly comprises: -

### GROUND FLOOR



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

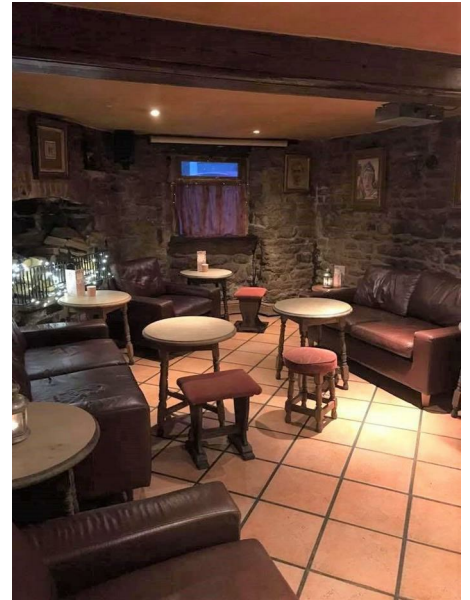
### Bar Areas

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 is access through to the ladies WC.



### Lounge Areas

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.



### Kitchen

The kitchen is galley-style with non-slip flooring, part-tiled walls, and extractor system.

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### Dining Areas

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.



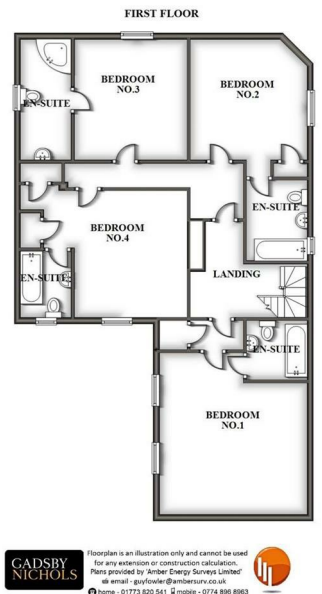
### Hotel Reception

Accessed from the bar area, a corridor leads to the reception for the hotel, which has a separate access from Bridge Foot, providing reception area, utility/laundry room, and two offices.



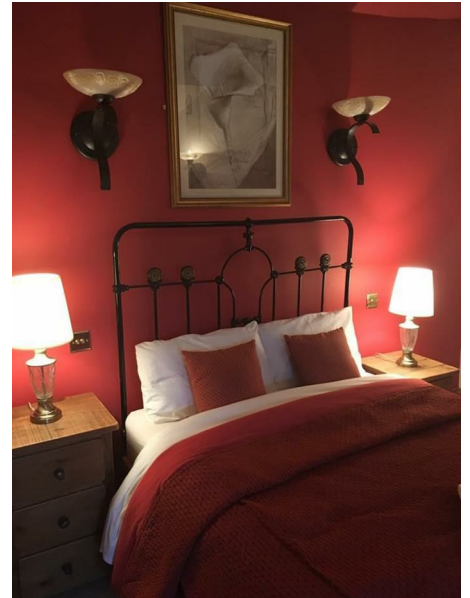
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## FIRST FLOOR

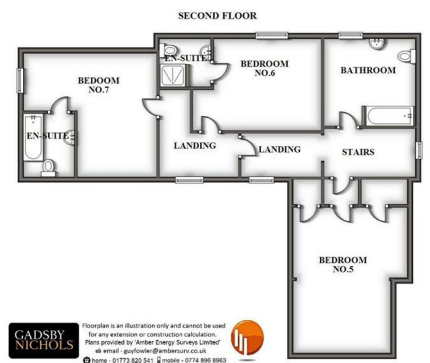


### Letting Rooms

To the first floor are four double bedrooms, each with either en-suite bath or shower rooms. All the rooms are well-appointed, and have retained character features.



## SECOND FLOOR



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

### Letting Rooms

To the second floor are two further double bedrooms, both with en-suites, together with a further double bedroom which has a separate bathroom.



### OUTSIDE

#### Parking and Seating

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.



### ADDITIONAL INFORMATION

#### TENURE

We understand the property is held freehold, and free from brewery tie.

#### BUSINESS RATES

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

#### 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.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

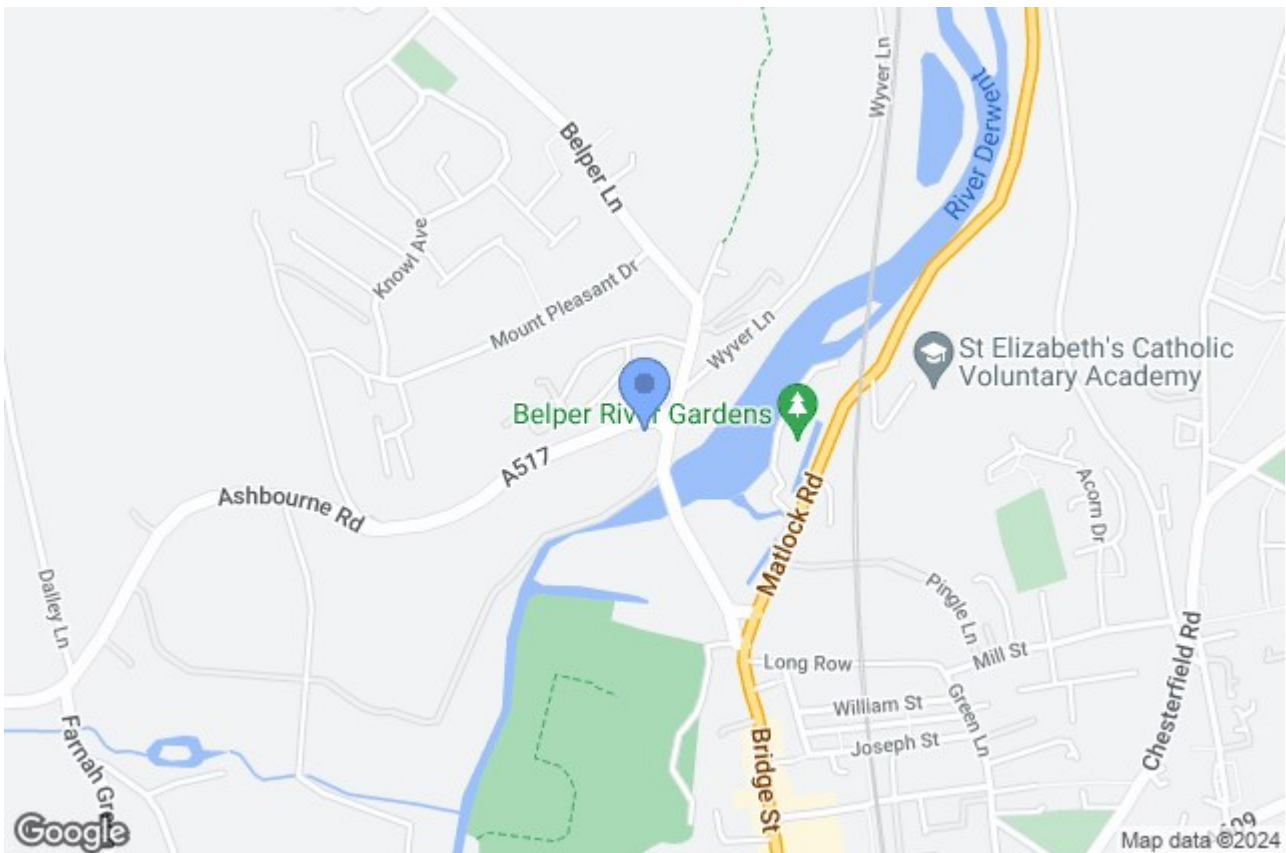
The property has an EPC rating of D78, valid until 2nd May 2022. A copy of the EPC can be made available on request.

#### DO YOU NEED A SURVEY?

If you are not buying one of our properties, but need a survey or valuation, please contact our offices for further information and advice on 01332 296396. We offer a range of surveys and valuations to cover all house types.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**PROPERTY MISDESCRIPTIONS ACT 1991**

Every care has been taken with the preparation of these sales particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought.

All dimensions, distances and floor areas are approximate, in accordance with laser readings taken at the time of inspection. Information on tenure or tenancies has been provided to us in good faith, by the vendor(s)/lessor(s) of the property. Prospective purchasers are strongly recommended to have this information verified by solicitors.

All appliances, systems, equipment, fittings, and fixtures etc. have not been tested by the Agent, so we cannot vouch for their working order or condition. In all cases, purchasers are advised to appoint their own surveyors, trades people, and advisers etc. with regard to assessing the property.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained in the sales particulars, the floor plans are not to scale and therefore, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is accepted for any errors or omissions.

