



84 Bridge Street, Belper, Derbyshire, DE56 1AZ

INVESTMENT OPPORTUNITY

FOR SALE - Well Established Restaurant Investment Opportunity reflecting a 6% Gross Yield.

- Currently occupied by the well established Elaichi Indian Restaurant.
- Passing rent of £18,500 per annum exclusive on a 15 year lease commencing 29th November 2011.
- Located on the prominent A6 within the popular market town of Belper.
- Available to purchase at £300,000.



CONTACT

Cameron Godfrey

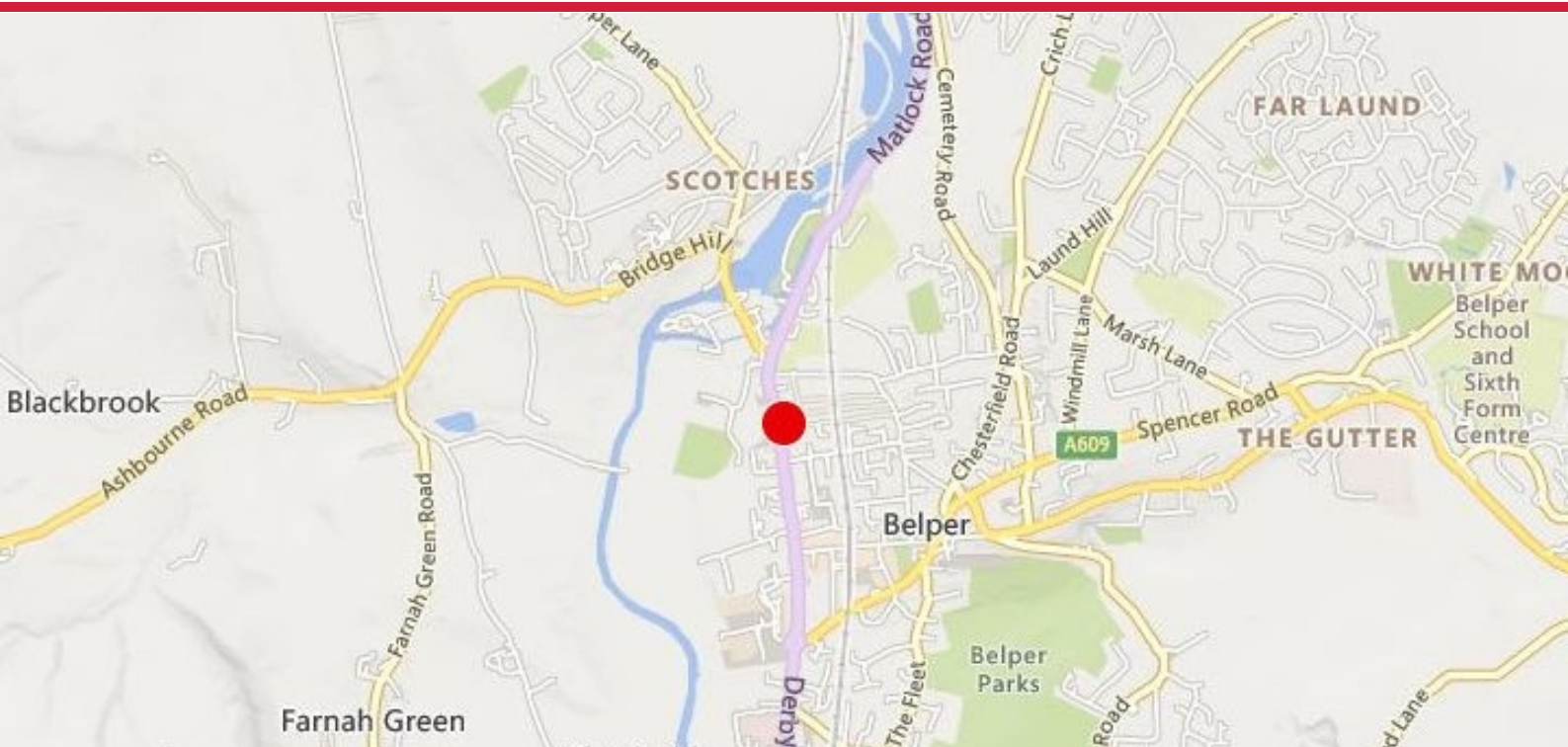
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Location

Belper is a popular market town situated within the borough of Amber Valley. The main arterial route running through the town is the A6, which links the town with the city of Derby some eight miles to the south, and with the towns of Matlock and Bakewell to the North. Also nearby is the A38 dual carriageway at Kilburn which provides a link to the M1 motorway at junction 28.

The property is also located close to a wide variety of established shops, cafes and businesses with a high level of passing traffic and footfall.

Description

The subject property comprises a three-storey building of traditional stone and brick construction beneath a pitched tile roof with a section situated beneath a flat roof to the rear.

Internally the ground floor comprises an open plan bar area with a kitchen to the rear along with male and female WC Facilities. To the first floor there is a good-sized restaurant area with another commercial kitchen to the rear with the second floor providing further restaurant accommodation, storeroom and additional male and female WC's.

In addition to the above, there is a covered passageway to the side of the property which leads to a rear storeroom.

The specification of the bar area includes a tiled floor, gas fired central heating, two single glazed timber frame shop fronts and a good quality serving area.

The restaurant accommodation includes a mixture of carpet and laminate floor coverings, single glazed timber frame windows fluorescent lighting, gas fired central heating, wall mounted air conditioning and a good quality serving area to both floors.

The property also provides a small concrete courtyard to the rear.

Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (6th edition).

Total Net Internal Area: 2,510 sq ft / 233 sq m.

Planning

We understand the property falls under use class E however may be suitable for alternative uses subject to the necessary planning consents.

All planning information should be confirmed with the local authority.

Services

It is understood that all mains services are connected to the property.

Business Rates

The property is currently listed on the valuation office website as having a rateable value of £16,750.

Tenure

The property is available to purchase freehold subject to the existing tenancy.

The premises is currently let to Elaichi Belper Ltd on a 15-year full repairing and insuring lease from 29th November 2011 at £18,500 per annum, with no break clauses and a back dated rent review every 3 years providing the potential to increase the annual rent.

Energy Performance

To be assessed.

VAT

We have been informed that the subject property is not elected for VAT.

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs in connection with this transaction.

Viewing

Strictly via appointment with sole Agent BB&J Commercial.

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BB&J Commercial can confirm the following:

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- (iv) BB&J Commercial have not tested any apparatus, equipment, chattel, services etc and therefore can give no warranty as to their availability, condition or serviceability.
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