

FORMER BRIDGE HOUSE STORES, DERBY ROAD

Ambergate, Belper, DE56 2EJ



KEY FEATURES

- Price: £250,000 for the Freehold/Rent: £20,000 per annum
- 2,742 Sq Ft (254.73 Sq M)
- Highly visible site on the A6
- Adjacent Essar filling station and Morrisons Daily
- 0.25 acre site with planning for 3 dwellings
- Former post office, shop and cafe with parking
- Self contained first floor flat and extensive lower ground floor storage leading to gardens
- Suitable for a range of roadside or professional uses STP

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FOR SALE/TO LET - ROADSIDE AND DEVELOPMENT OPPORTUNITY

LOCATION

Ambergate is a village in the Amber Valley district of Derbyshire. It is situated approximately 4.2 miles west of Ripley, 7.7 miles south of Matlock and 13.4 miles north of Duffield.

The property is situated adjacent the Essar filling station and Morrisons Daily on Derby Road (the A6). The A6 is a main arterial commuter and tourist route which connects with Belper to the south and Matlock to the north. The A610 is just miles to the east, this give fast, direct access to the A38 3 miles east.

DESCRIPTION

Prominent roadside site comprising a detached former local store / post office with cafe.

The ground floor accommodation comprises a well appointed trading area with post office counter, off this is a cafe, kitchen, roadside delivery area and WC. To the first floor there is a self contained two bedroom flat with separate bathroom and shower room (shower removed). The lower ground floor provides two large storage rooms with direct access to the rear garden. The property is finished with central heating (not tested) and UPVC double glazing but is otherwise is largely to shell and ready for an occupier fit out requiring a scheme of repair, modernisation and improvement. Subject to covenant and term the landlord may be willing to contribute towards this by way of rent incentive.

The accommodation is situated in a regularly shaped site extending some 0.25 acres with approximately 6 forecourt parking spaces which includes a drive to the loading area. Subject to planning there may be scope to increase the forecourt parking. To the rear is a paved and turfed well planted garden. This is below the road level.

ACCOMMODATION

The accommodation has been measured on a Net Internal Area (NIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
Ground Floor	1,081	100.42
First Floor	825	76.64
LGF Storage	836	77.66
TOTAL	2,742	254.73

PLANNING

We believe the property has been used for A1 (retail) and A3 (Cafe) but may be subject to a range of roadside uses STP.

By way of a Planning Permission referenced AVA/2019/0785 the building benefits from consent for change of use to form three dwellings including external alterations, amended access and related works.

All parties should confirm the planning position with the relevant Local Authority.

SERVICES

We understand all mains services are connected to the property. Enquiring parties should ensure the suitability of these serviced for their proposed use.

RATING

The property is currently listed as a Shop and premises on VOA.gov.uk.

Please check the valuation office website for any rates incentives. Subject to status you may qualify for 100% rates relief.

Rateable Value: £8,500

TENURE

The premises is available freehold. Alternatively leasehold proposal are invited.

PRICE OR RENT

The premises is available to buy for £250,000/rent for £20,000 per annum.

VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

EPC

D(82)

VIEWING

Viewing are to be arranged in advance by contacting Chris Wright of OMEETO on 01332 840 320 or joint agent Chris Keogh of Salloway on 01332 298000

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ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

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PARTICULARS UPDATED

07-Nov-2020

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

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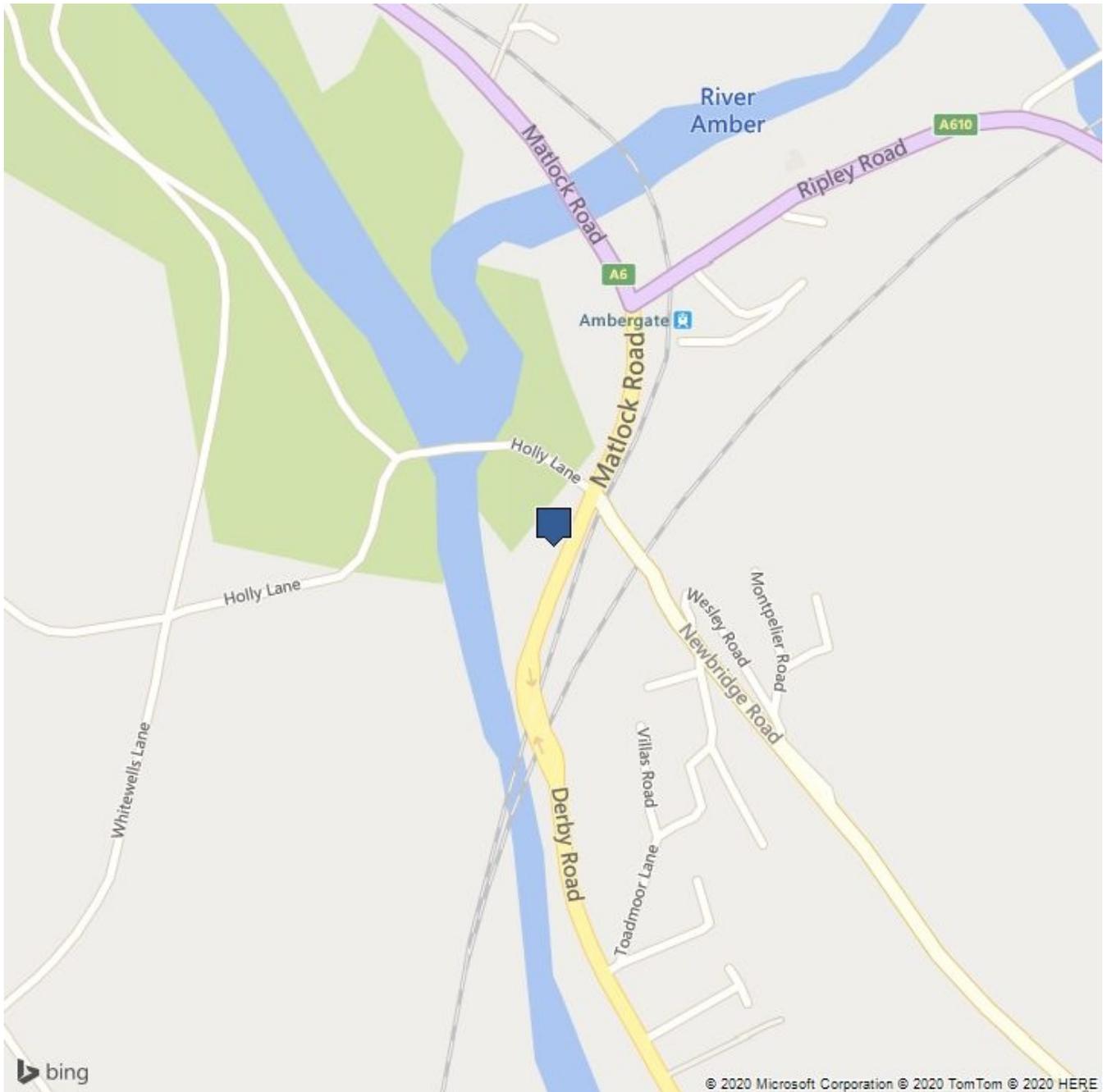
IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.



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