Units 3a & 3b | King Street | Belper | DE56 1PZ

Well let retail investment opportunity

Available by way of 999 year lease

Price
£535,000

- Retail investment in prominent location within town centre
- Total area – 243.59m² (2,622ft²)
- Let to Valley CIDS t/a The Lighthouse Charity and DP Realty Limited t/a Dominos Pizza
- Annual income - £42,000 pax
- Nearby occupiers include **The Green House, Peacocks, Tree Tops Hospice, Ritz Bingo, Specsavers** and more

FOR SALE

Location | Gallery | Contact

FHP
fhp.co.uk

Location

Belper is an affluent Derbyshire town with a population of circa 22,000, located approximately 8 miles north of Derby with good access links to the A6 and A38.

The property is located on the eastern end of King Street, which is the prime retail destination within the town. There is a pay and display car park to the rear of the property with 107 spaces. Adjacencies include **The Green House, Peacocks, Tree Tops Hospice, Ritz Bingo, Specsavers** and more.

The Property

The property comprises two modern terraced retail units laid out over ground floor with full height glazed frontages and shared access way with The Green House.

Internally, both units are laid out in an open plan configuration which has been divided by the tenants, using demountable partitions to suit their trading needs.

Accommodation

The property provides the following approximate areas:-

Floor	m²	ft²
Unit 3a (Dominos Pizza)	106.84	1,150
Unit 3b (The Lighthouse Charity)	136.75	1,472
Total	**243.59**	**2,622**

The Lighthouse Charity

Dominos Pizza

Tenancy Schedule

Unit	Area	Tenant Name	Start Date	Next Review	Break Date	Expiry Date	Rent	Rent ITZA	EPC
Unit 3a	1,217	DP Realty Ltd	25/04/2008			24/04/2028	18,000	£28.33	C
Unit 3b	1,426	Valley CIDS	18/08/2023	18/08/2029	18/08/2029	17/08/2038	24,000	£23.04	C

Rateable Value

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (Unit 3a): £16,250
Rateable Value (Unit 3b): £TBC

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 43.0p This information is for guidance only and all parties should check themselves with the local billing authority.

Tenant's Covenant

DP Realty Limited

DP Realty are an international brand, which has been trading in the UK since 1993 with over 1,400 stores across the UK and Republic of Ireland.

A Creditsafe credit report (dated 03 August 2026) provides a credit limit of:-

£225,000

and contract limit of:-

£365,000

and a risk score rating of 61.

Valley CIDS

Valley CIDS is a Derbyshire based charity organization incorporated in 2005 with 35 stores.

An Experian credit report (dated 28 July 2026) provides a credit limit of:-

£110,000

and credit rating of:-

£35,000

and an overall rating of 100/100.

Service Charge

Both leases are drawn on effective full repairing and insuring terms by way of a service charge, which is operated by the vendor. It is anticipated the vendor will retain control of this service charge due to ongoing ownership of the adjacent premises.

Data Room

All leases and associated documents are available on request.

Price

The property is available at a price of:-

£535,000

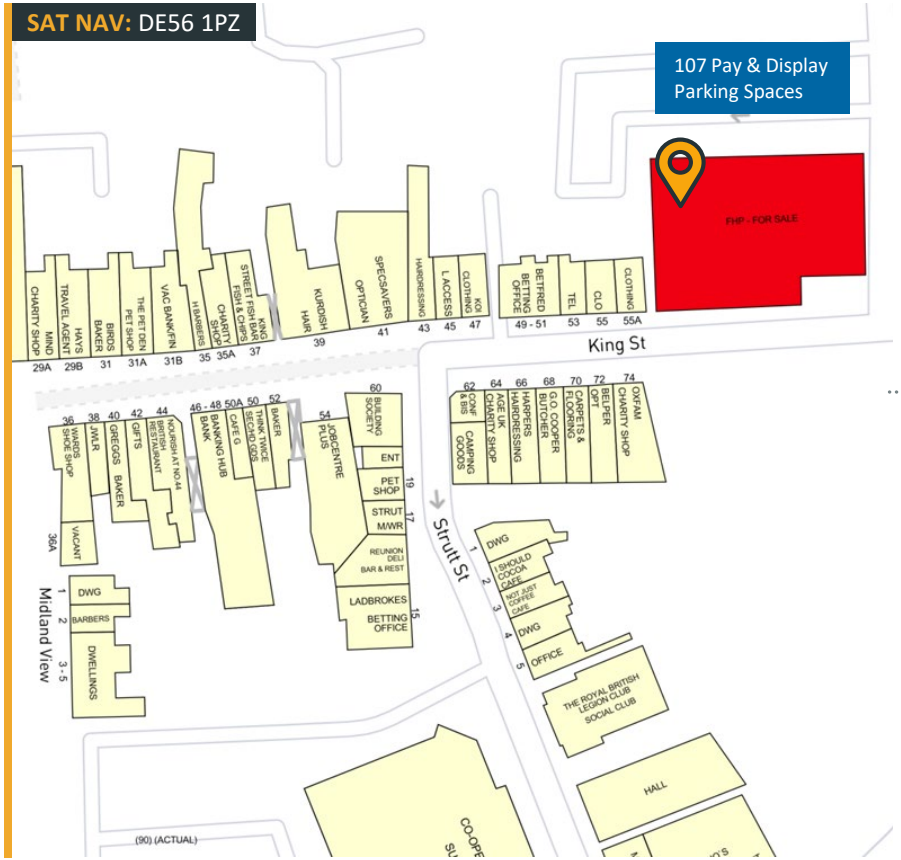
which represents a net initial yield of:-

7.42%

assuming purchaser's costs of 5.79%.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.



Tenure

The property is available by way of a new 999 year lease.

VAT

It is understood the property is VAT elected and anticipated the sale will be treated as a TOGC.

Costs

Each party will be responsible for their own legal and professional costs involved in connection with the transaction.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Tom Wragg
07970 168 138
tom.wragg@fhp.co.uk

Corbin Archer
07929 716 330
corbin.archer@fhp.co.uk

FHP
fhp.co.uk
01332 343 222

Fisher Hargreaves Proctor Ltd.
North Point, Cardinal Square,
10 Nottingham Road,
Derby, DE1 3QT

fhp.co.uk

29/07/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.