

Belper - 10 Hayfield Close, Derbyshire DE56 1FA  
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Belper - 10 Hayfield Close, Derbyshire DE56 1FA

## Virtual Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £109,000
- Gross Initial Yield: 6.65%
- Rental Income: £7,250 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor retail shop t/a beauty salon
- Situated in predominantly residential area within 1 mile from Belper Town Centre.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 10 (Ground Floor)	Retail Shop: 46.40 sq m (499 sq ft)	Individual t/a Beauty Salon	5 Years from 14 September 2022	£7,250	Note 1: FRI Note 2: Rent review on 14 September 2025 to a higher of open market value or RPI linked (uncapped)
Total				£7,250	



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### Property Description:

Comprises ground floor shop t/a beauty salon, which forms part of an established retail parade and provides the following accommodation and dimensions:

Retail Shop: 46.40 sq m (499 sq ft)

Open plan retail, Kitchenette, WC, Storage

### Tenancy:

The property is at present let to an Individual for a term of 5 Years from 14<sup>th</sup> September 2022 at a current rent of £7,250 p.a. and the lease contains full repairing and insuring covenants. Rent review on 14<sup>th</sup> September 2025 to a higher of open market value or RPI linked (uncapped).

### Tenure:

Long leasehold. To be held on a 999 year lease from completion at a ground rent of peppercorn.



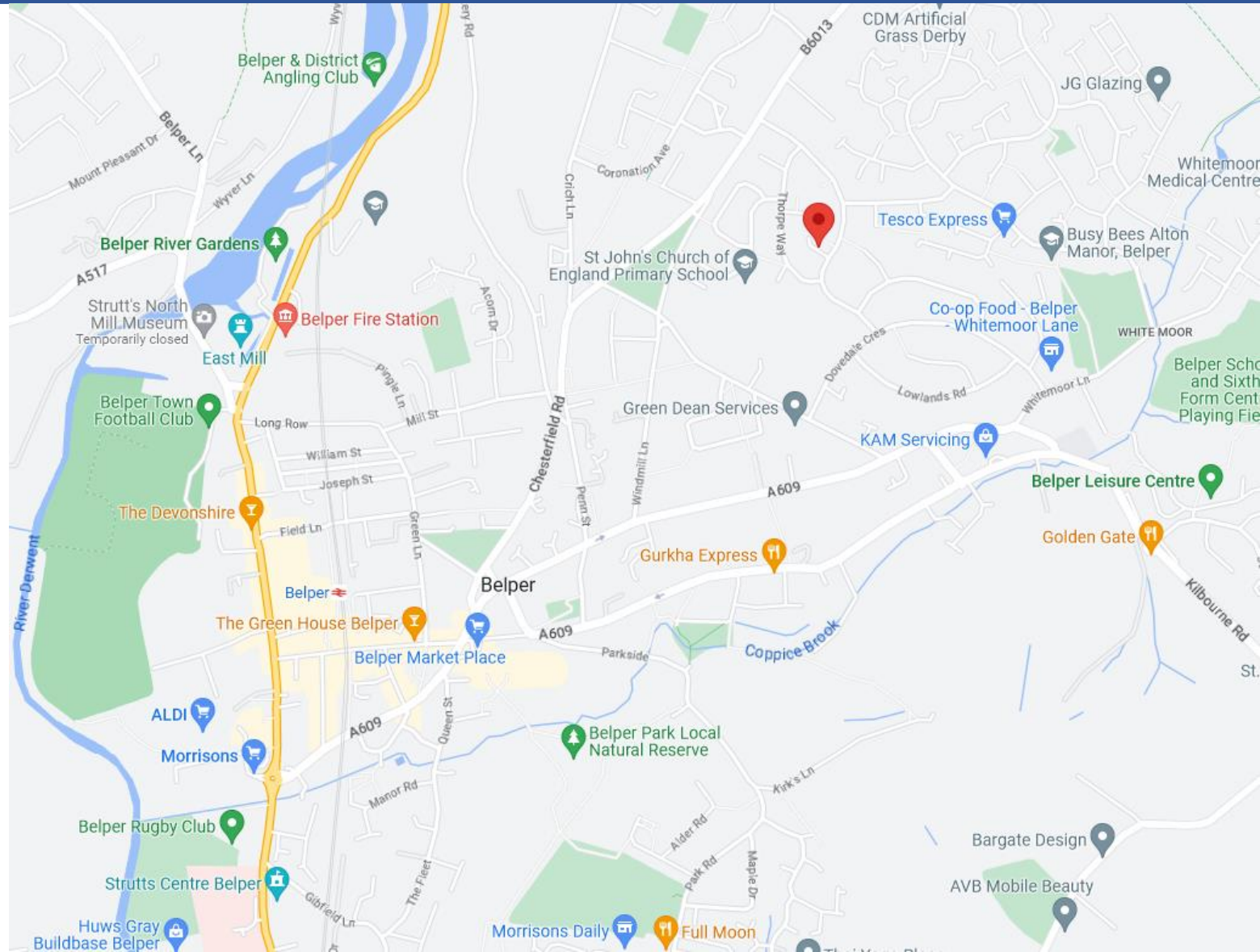
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### Location:

The market town of Belper lies 9 miles north of Derby, on the edge of the Peak District. The town is located on the A6 and is some 15 miles west of Junction 26 of the M1 Motorway. The property is situated in a predominantly residential area on the east side of Hayfield Close, at its junction with Ladywood Avenue.





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### Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



# BLUE ALPINE

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### Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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