

TO LET

RETAIL SHOP

6,524 sq.ft (606.10 sq.m)

- Large retail unit
- Adjacent to pay and display car park
- Opposite Wilko and Home Bargains
- Available on a new lease (subject to vacant possession)

100% RATES RELIEF AVAILABLE*

Due to Covid-19



15 Institute Lane, Alfreton Derbyshire DE55 7BQ



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DESCRIPTION

The premises are arranged over ground floor providing open plan sales area, rear staff facilities and kitchen. The property is ideally located adjacent to a pay and display car park in the heart of the town.

The town has a population of 23,000 and retail catchment of 138,000. The retail element of the town serves the needs of the surrounding community. The main shopping facilities for Alfreton are centred upon the High Street and Institute Lane.

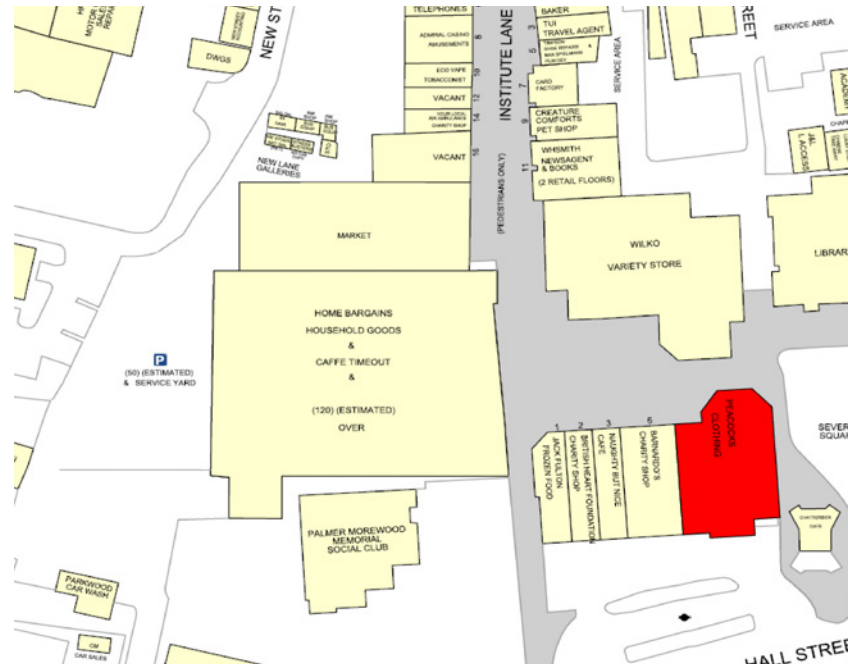
AREAS (approx. NIA)

	Sq.ft	Sq.m
Ground Floor Sales	6,524	606.10

LOCATION - DE55 7BQ

Alfreton lies within Amber Valley, 14 miles north of Derby and 17 miles north west of Nottingham. It has good road communications via the A38 providing access to the M1 (Junction 28).

Nearby occupiers include: Costa Coffee, Boots, Wilkos, Greggs, Superdrug, WHSmith, Card Factory, Argos and B&M Bargains.



SERVICE CHARGE & INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

RENT

£60,000 per annum exclusive, plus VAT.

RATEABLE VALUE

£TBC

SERVICES

The unit has electricity and water connected.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

RATES RELIEF

Rates Payable: £nil (Rating Year 2020/2021). The incoming tenant will benefit from 100% rates relief for the tax year 2020/2021. Interested parties are advised to make their own enquiries with the local authority.

VIEWING

Strictly via prior appointment with the appointed agent:



Oliver Marshall

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Owned and Managed by



Barry Flint

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*Potential occupiers to make own enquiries to clarify accuracy of data.

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