



## LOCATION

Alfreton is a town located in Derbyshire approximately 16 miles north of Nottingham and 14 miles north of Derby. The busy town centre is home to retailers such as **Home Bargains**, **Boots** and **Dorothy Perkins**.

## SITUATION

The property is located on a high street with nearby retailers including **Subway** and **Lloyds**.

## TERMS

The property is held by way of a lease expiring on 7<sup>th</sup> September 2034.

## RENT

The passing rent is £22,635 per annum. Offers are for the benefit of the remaining leasehold interest.

## LEGAL COSTS

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

## EPC

An Energy Performance Certificate is available upon request.

## Accommodation

Ground Floor Sales:	179 sq m	1,927 sq ft
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## Business Rates and Service Charge

Rateable Value (2010)	£26,000
Rateable Value (2017)	£23,000
Uniform Business Rates (2017/18) (exclusive of water & sewerage)	0.479 pence
Service Charge	TBC

*Interested parties are to verify with the Valuation Office Agency regarding Transitional Rates Relief.*

For more information, please contact:

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