

- ❖ Retail/commercial premises in busy Town Centre location
- ❖ 2,138 sq ft (199 sq m) over two storeys together with very valuable secure on-site parking parking/servicing
- ❖ Available by way of assignment or sub-lease (could be flexible on length of term)

10 High Street, Alferton, DE55 7BN



The property has recently been used by Derby College who declared it surplus to their needs in Alferton. The property offers a lot of space, more than one would expect from viewing it externally. It is in very good condition and some partitioning could be reorganised/removed to create a range of different sized suites/areas to serve retail, office or other commercial uses.

All essential shopping and leisure amenities are close by, of specific benefit is a large car park to the rear providing very secure parking and/or servicing/circulation.

Lease Terms and Outgoings

The current Lease runs for a period of 25 years from 12 May 1988 to 11 May 2023 –an option is in place for the Tenant to break the Lease on the 11 November 2019, subject to supplying 12 months' prior notice. The existing Tenant is happy to consider either a lease assignment of a sub-Lease running through to 2019 or by shorter arrangement. The current passing rent is £18,000 pax.

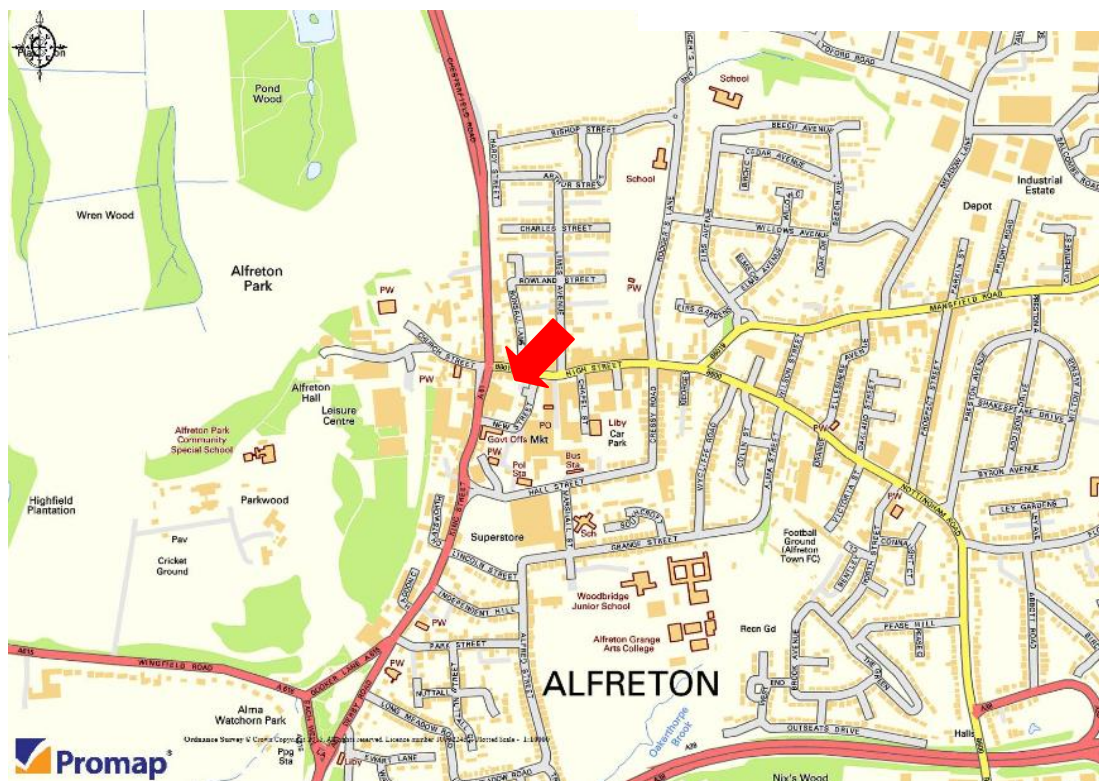
We understand that the premises have a rateable value of £12,750.

Accommodation

Ground Floor:	1,712 sq ft (159 sq m)
First Floor:	426 sq ft (40 sq m)
Total:	2,138 sq ft (199 sq m)

Planning

The property currently has the benefit of D1 Use. We are of the opinion that a change of Use Class to A1/A2 Or B1 would be viable; however, interested parties should make their own enquiries with Amber Valley Borough Council



Contact Details

If you wish to view this accommodation or discuss the property's suitability then please contact:

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