



**12 Institute Lane, Alferton, Derbyshire DE55 7BQ**

## RETAIL

- ▶ **Prime retail position in busy shopping precinct**
- ▶ **1,233 sq ft (114.5 sq m)**
- ▶ **Nearby occupiers include Wilkos, Greggs and Card Factory**

For enquiries and viewings please contact:



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### Location

The premises occupies a prime position within the pedestrianised shopping precinct along Institute Lane, close to the junction with the High Street in the heart of Alfreton Town Centre. Nearby occupiers include Greggs, Card Factory, WH Smiths, Wilkinsons, Bon Marche amongst others.

Alfreton is a key town and commercial centre within the Amber Valley and is located approximately 1.5 miles from the A38 and 2 miles for the M1 J28.

### Description

The premises comprises a well proportioned ground floor retail unit with full height glazed double frontage. The first floor provides ancillary storage/offices, along with kitchen and w.c. facilities.

### Accommodation

	Sq M	Sq Ft
<b>Total</b>	114.5	1,233

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

### Planning

The premises have Class A1 Retail consent under the Use Classes Order 1987. Interested parties are advised to clarify their own use direct with the planning department on 01773 841571.

### Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

### Business Rates

The property is currently listed as Shop & Premises and has a rateable value of £16,750. Source: VOA

### Rent

Rental offers invited in the region of £18,000 per annum exclusive of VAT, business rates and other outgoings. The rental is paid quarterly in advance.

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises has an EPC assessment of: E (114)

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