

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 7th 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 to be responsible for their own legal costs incurred in this transaction.

EPC

A copy of the energy performance certificate is available upon request.

Accommodation

| | | |
|--------------------|-------------|-------------|
| Ground Floor Sales | 1,927 sq ft | 179.02 sq m |
| Ancillary | 925 sq ft | 85.93 sq m |

Business Rates and Service Charge

| | |
|--|-------------|
| Rateable Value (2017) | £23,000 |
| Uniform Business Rates (2018/19) (exclusive of water & sewerage) | 0.480 pence |
| Service Charge | £TBC |

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

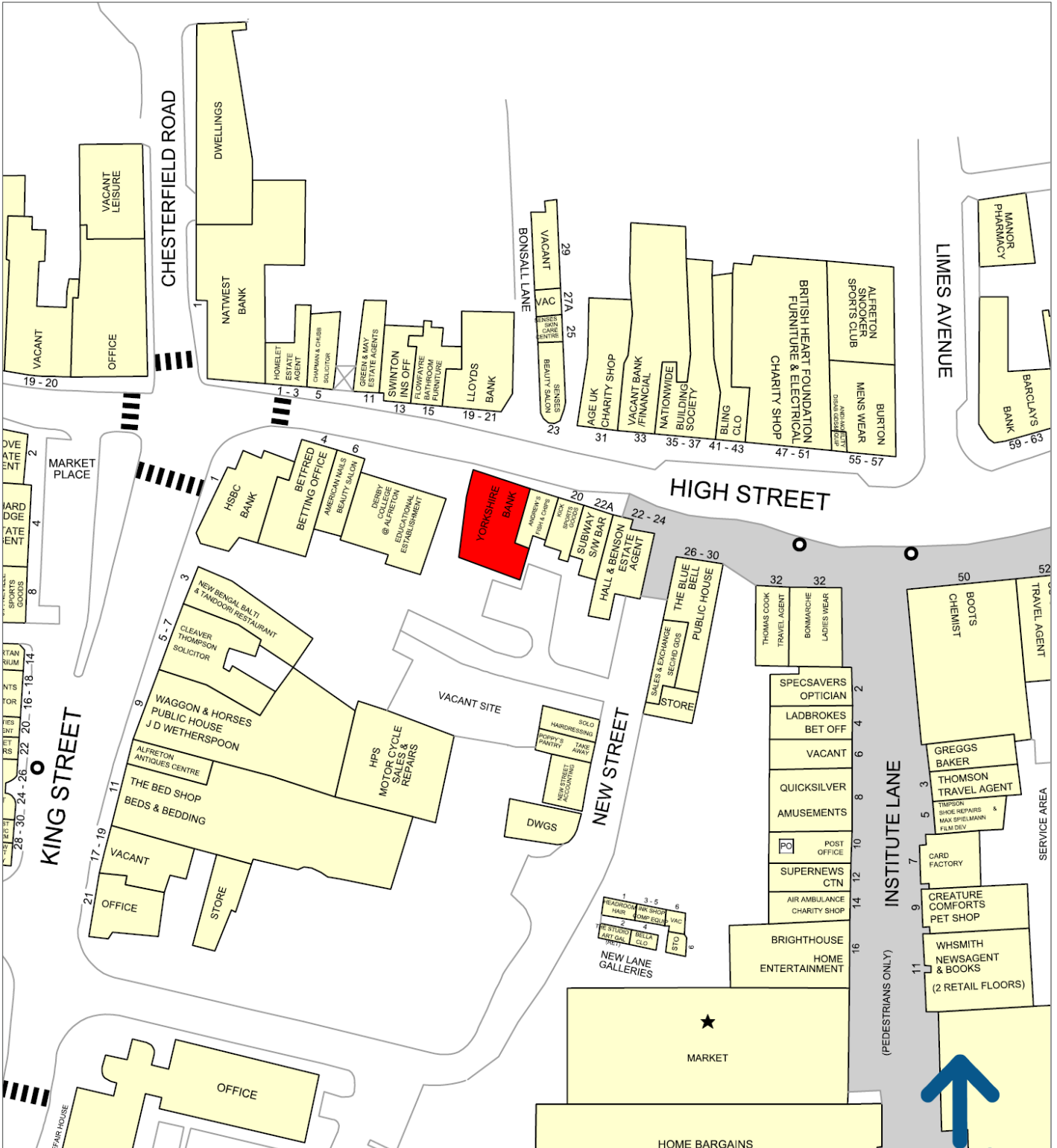
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