88 High Street

Alfreton I Derbyshire I DE55 7BE

Prominent retail premises situated on prime pitch in Alfreton

Ground floor 123.44m² (1,329ft²)



- Ground floor 1,329ft²
- First floor stores 1,044ft²
- Well positioned on Alfreton High Street
- Available on a new lease
- Nearby occupiers include Argos, Dominos, Birds Bakers, Costa Coffee, Superdrug and B&M Bargains
- Rent £16,000 per annum

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To Let



Location

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).

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.

Nearby occupiers include: Argos, Dominos, Birds Bakers, Costa Coffee, Superdrug and B & M Bargains.

Accommodation

The premises are arranged over ground and first floor and contain the following approximate floor areas:-

Description		
Ground Floor	123.44m²	1,329ft²
First floor stores	90.13m²	970ft²
Total	**213.57m²**	**2,299ft²**

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own measurements prior to contract).









Lease

The premises are available by way of a new Full Repairing and Insuring lease for a term to be agreed at a rental of:

£16,000 per annum

Business Rates

We are advised by the Amber Valley Borough Council Business Rates Department that the premises hold the following rateable value:

Rateable Value £13,250

(The current UBR is 49.1p. Interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications).

Under the latest Government Relief, no business rates will be payable this financial year.

Planning

From 1st September 2020, the property will fall into **Use Class E**, which is suitable for retail, shop, café/restaurant, financial and professional services, clinic, office or gym.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

EPC

The property has an Energy Performance Certificate Rating of D 88.

VAT

We confirm all figures quoted are exclusive of VAT.

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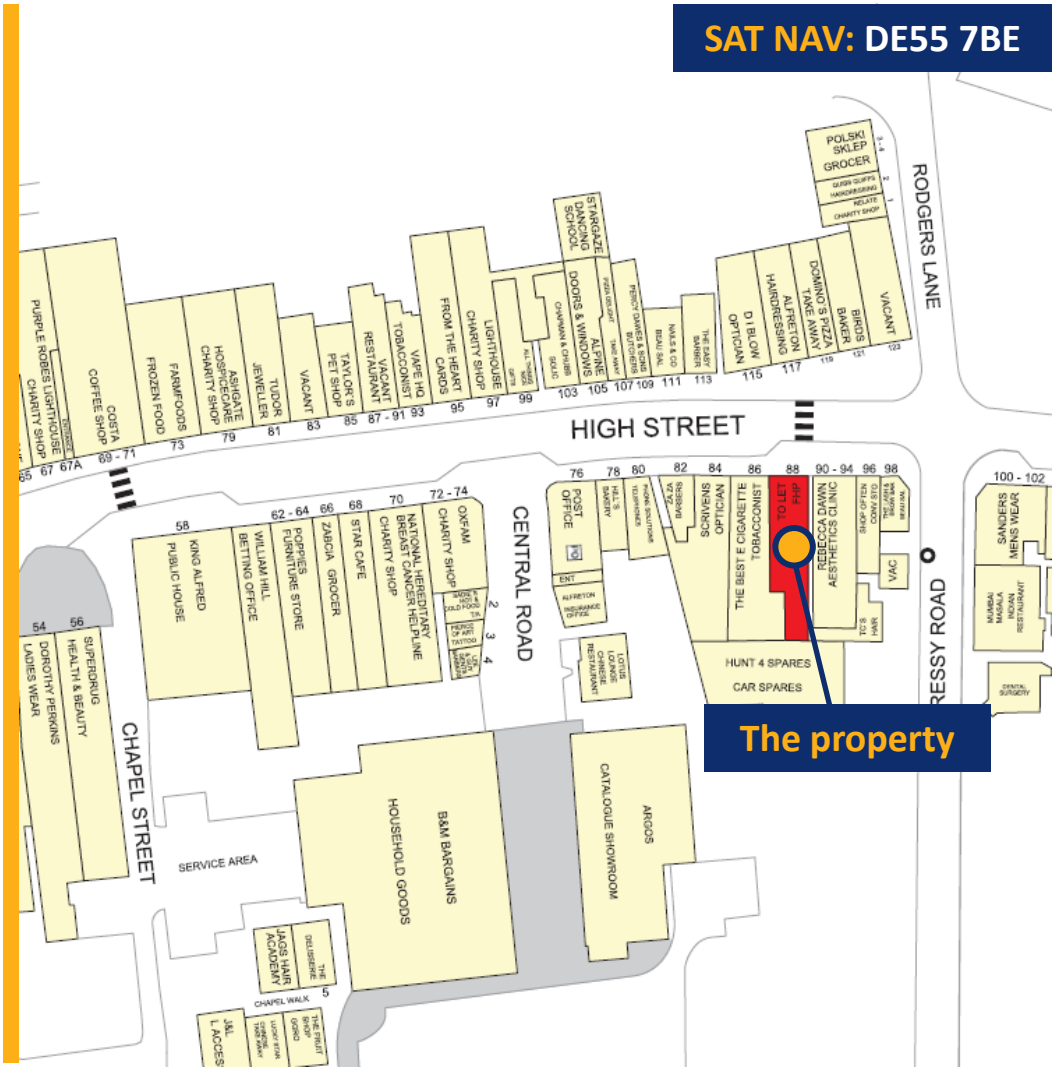

For further information or to arrange to view please contact:

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