

LATE ENTRY: AUCTION SALE

Tuesday 30th July 2024


barnard marcus

Lot 190A

1 Limes Avenue, Alfreton, Derbyshire, DE55 7DW



- Freehold detached commercial investment trading as a pharmacy
- Investment (Rent reserved £12,500pa)

Location:

The property is situated on Limes Avenue, to the north of the High Street, in the Derbyshire town of Alfreton, located between the M1 (Junction 28) and A33 between Nottingham, Derby and Sheffield. Transport options include local bus routes and Alfreton mainline station (to Leeds, Nottingham, Manchester and Liverpool). The property serves a mixed commercial and residential catchment area with local traders including Costa, Boots, farm Foods, Shoe Zone and the Nationwide Building Society.

Description:

A single storey detached brick built commercial premises located off the High Street and trading as a pharmacy with sales area, consultation rooms, storage, staff amenities.



Accommodation:

Ground floor retail: Approx 75m² / 805 sq ft
Stores: Approx 17.7m² / 190 sq ft
Ancillary: Approx 11.2m² / 120 sq ft

EPC rating: D

Lease:

The property is let on a renewed lease to PCT Healthcare Ltd (in occupation since 2004) for a current term of 15 years dated 22/12/21 at a rent of £12,500pa with rent reviews

Rent reserved:
£12,500 per annum

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



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