



**10 Institute Lane, Alfreton, Derbyshire DE55 7BQ**

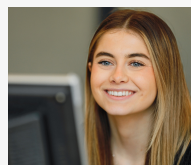
## **Retail Unit**

- ▶ **952 sq ft (88.44 sq m)**
- ▶ **Busy shopping precinct in the heart of Alfreton town centre**
- ▶ **Prime retail position**
- ▶ **Nearby occupiers include Greggs, Tui, and Wilko's.**

For enquiries and viewings please contact:



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### Location

The premises occupy 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, WHSmiths, 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 ground floor retail with an office and ancillary storage to the rear. The premises also benefits from a first floor office/further ancillary storage with a kitchenette and two w.c. cubicles.

### Accommodation

	Sq M	Sq Ft
<b>Total</b>	92.9	1,000

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

### Services

We understand all mains services are connected to the property.

### Planning

The premises have Class E (Business, Commerce and Services) consent under the Use Classes Order 1987 (as amended) and would be suitable for a variety of uses including restaurant. Interested parties are advised to clarify their use direct with the local planning department on 01773 520032.

### Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Business Rates

The property is currently listed as Shop and Premises and has a rateable value of £16,500. Source: VOA.

### Rent

Rental offers invited in the region of £12,000 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 have an EPC assessment of: C (66).

### Viewings

Viewings are by appointment with sole agents Innes England.

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