



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

## **Retail Unit**

- ▶ **Potential for restaurant use**
- ▶ **767 sq ft (71.3 sq m)**
- ▶ **Prime retail position**
- ▶ **Busy shopping precinct in heart of town centre**

For enquiries and viewings please contact:



**Debbie Thompson**  
07974 663063  
[dthompson@innes-england.com](mailto:dthompson@innes-england.com)



**Nick Hosking**  
07855 423458  
[nhosking@innes-england.com](mailto:nhosking@innes-england.com)

**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, 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 comprise a well proportioned ground floor retail unit with full height glazed double frontage and provides ancillary/storage to the rear.

The premises will be offered as a white box with white painted walls, with a recent refurbishment of the whole building taken place this year with the installation of a kitchenette, w.c. and further ancillary storage.

**Accommodation**

	Sq M	Sq Ft
Ground Floor Sales	71.3	767
<b>Total</b>	<b>71.3</b>	<b>767</b>

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

**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 on a new full repairing and insuring lease for a term to be agreed.

**Business Rates**

The property is currently listed as a Shop and Premises and has a rateable value of £16,750 for the ground and the first floor combined, source: VOA.

The business rates will need to be reassessed for the ground floor only. An indication of estimated rates is available on request.

**Rent**

Rental offers invited in the region of £11,000 per annum exclusive of VAT, business rates and other outgoings. The rental is paid quarterly in advance. Rental incentives may be available subject to overall terms.

**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)

**Viewings**

Viewings are by appointment with sole agents Innes England.

Date Produced: 08-Apr-2024



