



**TO LET**

# 1 Rodgers Lane

Alfreton, Derbyshire DE55 7FF

**35.63 sq m** (384 sq ft)

Ground floor retail unit off high street

- Popular location positioned just off the main high street
- Suitable for a variety of uses
- Loading area to the rear
- Ample public parking located close by
- Potential for Small Business Rates Relief



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



1 RODGERS LANE  
ALFRETON , DERBYSHIRE DE55 7FF

## LOCATION

The property is located on Rodgers Lane within Alfreton Town Centre, close to its junction with High Street.

Nearby occupiers include Dominos Pizza and Birds Confectioners. There are also a large number of national and regional retailers located on the High Street, including Superdrug, Farmfoods, Boots and Costa Coffee. Local Authority car parking is available opposite the premises.

Alfreton is located 17 miles north-west of Nottingham and 14 miles north-east of Derby. Alfreton Town Centre is close to the junction of the A38 and the A61 and Junction 28 of the M1 motorway is 3 miles to the east, providing good access to Sheffield in the north and Nottingham to the south.

## DESCRIPTION

The unit comprises a ground floor retail unit providing an open plan trading area which is of rectangular proportions, with a WC to the rear.

There is a door to the rear opening on to a shared loading area.

## ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
<b>TOTAL NIA</b>	<b>35.63</b>	<b>384</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## SERVICES

Mains electricity, water and drainage services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

The property has an EPC rating of 112 falling within Band E.

## BUSINESS RATES

Charging Authority:	Amber Valley Council
Description:	Shop and premises
Rateable Value:	£3,650
Period:	2023/24

## TENURE

The property is available by way of a new effective fully repairing and insuring lease for a term of years to be agreed.

## RENT

£6,000 per annum.

## VAT

VAT is not applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment  
with the sole agents.

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