

RETAIL ALFRETON

14 HIGH STREET - DE55 7BB



SHOP TO LET

- 2,852 square foot split over two floors
- High Street location
- Parking to the rear of the property

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the Energy Performance Certificate is available on request.

ACCOMMODATION

Ground Floor	1,927 sq ft	179 sq m
First Floor	925 sq ft	86 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£23,000
Rates Payable (21/22)	£ 11,477

LOCATION

Alfreton has a population of approximately 23,000 and serves a catchment of 138,000. The main shopping facilities for Alfreton are centred upon the High Street and Institute Lane and include retailers such as **Costa Coffee, Boots, Argos, WHSmith** and **Burton Menswear**. The property is located on the High Street with nearby retailers including **Subway** and **Lloyds**.

DESCRIPTION

The property comprises of 2,852 sq ft split over a ground and first floor. There is an area of parking located to the rear, accessed via New Street.

LEASE

The property is held by way of a lease expiring on 7th September 2034. The property is available by way of assignment or sub lease.

RENT

£22,635 pax.

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

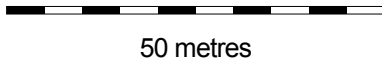
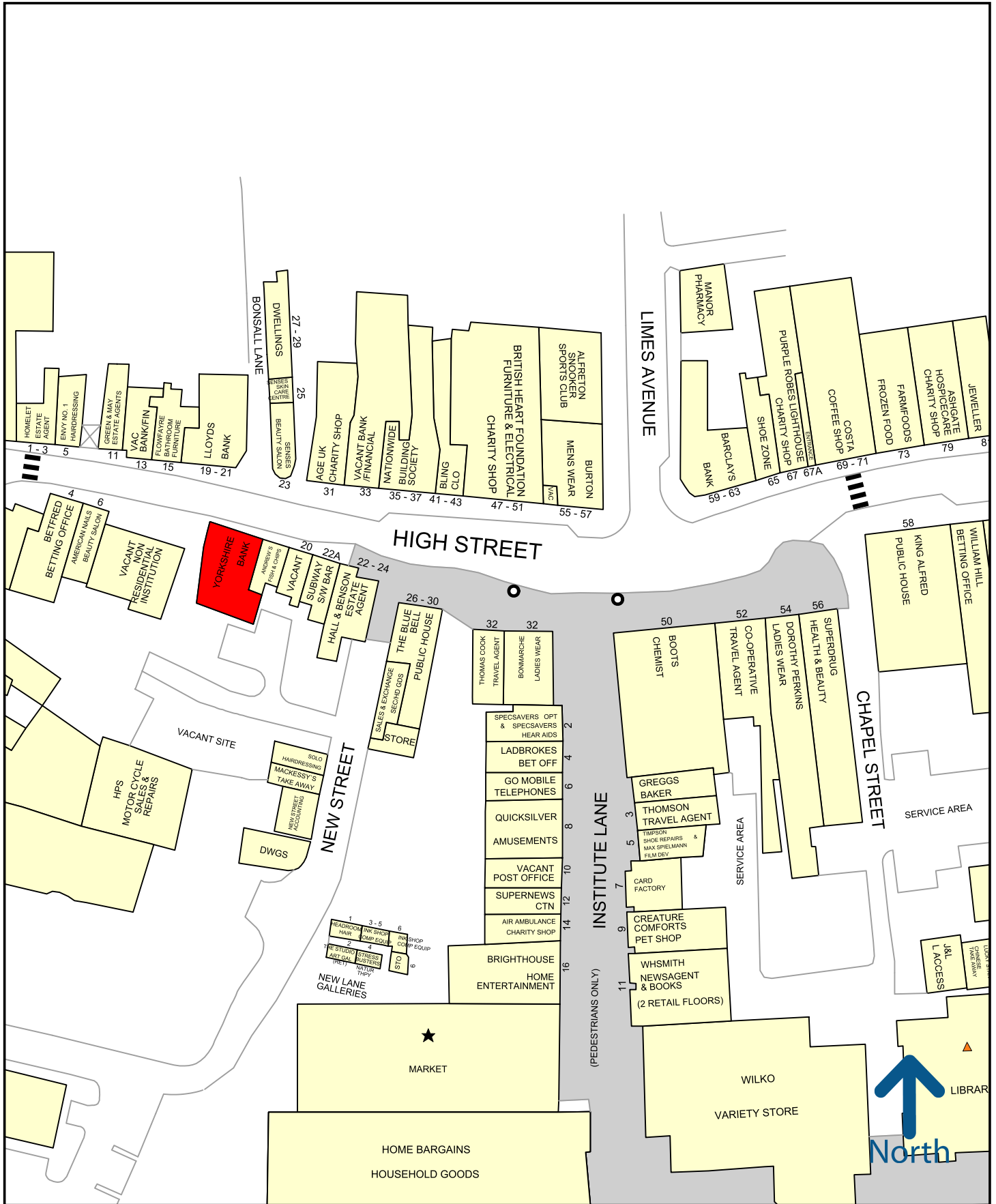
VIEWING

For further information or to arrange a viewing, please contact:

BWD

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