



Ground Floor, 43 High Street, Alfreton, Derbyshire, DE55 7DR

WELL-LOCATED RETAIL UNIT

TO LET - Newly Refurbished Ground Floor Retail Premises.

- Available to rent at £11,500 per annum exclusive of all other outgoings.
- Prominent high street location with good connectivity and transport links.
- Offering approximately 522 sq ft / 48 sq m of accommodation (NIA).



CONTACT

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Location

Alfreton is a well-established market town in Derbyshire, situated approximately 14 miles north of Derby and 7 miles south-east of Chesterfield, serving a strong and established residential and rural catchment. The town's principal retail provision is focused along the High Street and surrounding town centre streets, where the property occupies a prominent position.

The subject property lies in a strong retail pitch, benefiting from its immediate proximity to a number of established anchor and national retailers, including Nationwide, British Heart Foundation, Boots, Bonmarché and Subway, all of which help to generate consistent pedestrian footfall within the immediate vicinity.

Alfreton also enjoys strong transport connectivity, with convenient access to the A38 and Junction 28 of the M1 motorway, providing direct links to Derby, Nottingham and the wider East Midlands region.

Description

The available accommodation comprises the ground floor of a two-story mid-terraced mixed-use property constructed of traditional brick beneath a pitched tiled roof.

Internally the accommodation has been fully refurbished to provide high quality retail accommodation which includes open plan retail accommodation and a WC.

The general fitout is to a high standard with the main retail areas comprising wood effect flooring, painted plaster/exposed brick walls, painted plaster ceilings incorporating fluorescent tube lighting, single glazed timber framed window-shop frontage and a pedestrian access door.

Accommodation

The accommodation has been measured on a net internal area basis in accordance with the RICS code of measuring practice (6th edition):

Total Net Internal Area: 522 sq ft / 48 sq m.

Planning

We understand that the property falls within use class E, but may be suitable for alternative uses subject to the necessary planning consents.

All planning information should be confirmed with the local authority.

Services

It is understood that all mains services are connected to the property with the exception of gas.

Business Rates

The subject property is not currently listed on the Valuation Office website as having a rateable value.

Tenure

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

Price

The property is available on a leasehold basis at a figure of £11,500 per annum exclusive.

Energy Performance

D (89)

VAT

We have been informed by our client that the property is not registered for VAT.

All figures quoted are exclusive of VAT.

Legal Costs

Each party are to bear their own legal costs in connection with this transaction.

Viewing

Strictly via appointment with sole agents BB&J Commercial.

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