



20 High Street, Alfreton, Derbyshire DE55 7BN

Retail

- ▶ **GF retail with upper floor ancillary**
- ▶ **Town centre location**
- ▶ **Suitable for variety of different uses STP**
- ▶ **Freehold for £76,000+ (no offers)**

For enquiries and viewings please contact:



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Location

The town of Alfreton is situated adjacent to the A38 dual carriageway which connects to Derby 13 miles to the south west and to Mansfield 9 miles to the east. The A38 also connects to J28 of the M1 motorway approximately 2 miles to the east, offering excellent road communications onto the regional and national road network.

The property is located on High Street one of the main shopping areas along with Institute Lane, Central Hall and Hall Street, all of which are in a short walking distance of the subject property.

Nearby retailers include a Tesco Superstore, Subway, Costa Coffee, Coop travel, Boots, Superdrug, Barclays, Nationwide, Lloyds and Yorkshire Bank.

Description

The premises comprises a three storey, mid terrace property of a traditional brick construction beneath a pitched tile clad roof. The ground floor incorporates an aluminum framed double glazed shop front. There are timber framed single glazed windows to the upper floors.

Internally the accommodation provides a ground floor shop with store, kitchen and WC facilities. This benefits from gas central heating and has been finished with carpet floor coverings and suspended ceiling incorporating florescent tube and spot lighting.

The first and second floors provide ancillary space requiring refurbishment and modernisation.

Accommodation

	Sq M	Sq Ft
Ground Floor	38.9	419
First Floor	28	301
Second Floor	30.6	329
Total	97.5	1,049

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

Services

We understand that all mains services are available or connected to the property.

Planning

We understand that the property has a current planning consent for A1 (Retail) but may be suitable for a variety of different uses subject to planning consent.

All planning information should be confirmed with the local authority.

Tenure

The property is available freehold with vacant possession.

Business Rates

The property is currently listed as shop and premises and has a rateable value a rateable value of £7,000. Source: VOA

Price

Available freehold for £76,000

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs in connection with this transaction.

EPC

The energy performance asset rating is C (66). The certificate is available upon request.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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