



Tenure

Virtual Freehold. Held on a lease for a term of 999 years from 20th July 2012 (thus having some 997 years unexpired) at a peppercorn ground rent.

Location

The market town of Alfreton, with a population in excess of 22,000, is located in Amber Valley at the junction of the A38 and A61.

The town is 4 miles west of the M1 (Junction 28) midway between Derby and Sheffield.

The property is situated just off High Street on the pedestrianised Institute Lane in the town centre.

Occupiers close by include Ladbrokes, Specsavers, WH Smith, Greggs, Brighthouse, Wilkinson, Home Bargains, Boots and Bonmarché.

Description

The property comprises a ground floor lock-up shop only forming part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	5.50 m	(18' 0")
Net Frontage	5.15 m	(16' 10")
Shop Depth	11.60 m	(38' 1")
Built Depth	15.0 m	(49' 3")

Tenancy

The property is at present let to THE AIR AMBULANCE SERVICE TRADING LTD for a term of 10 years from 8th August 2014 at a current rent of £16,000 per annum. The lease provides for a rent review on the fifth year of the term and contains full repairing and insuring covenants.

There is a tenant's break at the fifth year (1).

Please note there is a 6 month rent free period from the commencement of the lease. The seller will top up the rent from completion to expiry of the rent free period (2).

Tenant Information

Website Address: www.theairambulanceservice.org.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 76 Band D (Copy available on website).

Alfreton

14 Institute Lane

Derbyshire

DE55 7BQ

- **Virtual Freehold Shop Investment**
- Town centre location
- Let to The Air Ambulance Service Trading Ltd
- New 10 year lease (1)
- Rent Review in 2019
- Current Gross Rent Reserved
£16,000 pa ⁽²⁾

