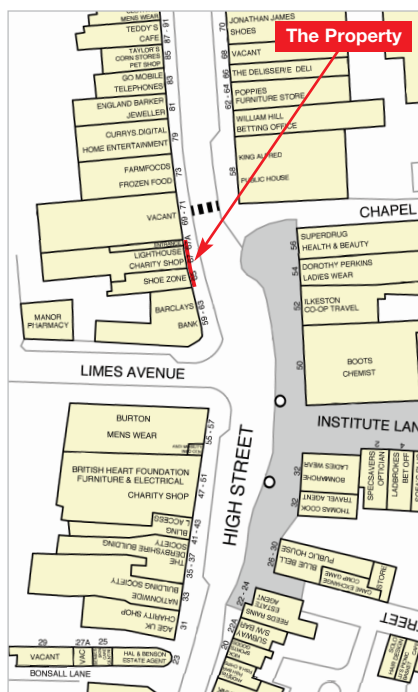


Alfreton **65-67 High Street** **Derbyshire** **DE55 7DP**

- **Freehold Shop Investment**
- Tenants include Shoe Zone Ltd on a lease expiring 2018 (2)
- Town centre location adjacent to Barclays Bank
- Rent Reviews from 2013
- No VAT applicable
- Total Current Rents Reserved

£47,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Alfreton has a population of some 22,000 and is a busy Derbyshire town lying within 2 miles of the M1 at Junction 28, 12 miles south of Chesterfield and 10 miles south-west of Mansfield.
The property is situated in the town centre near the junction with Institute Lane, opposite Superdrug and Dorothy Perkins.
Other occupiers close by include Boots, Burton, Bon Marché, Oxfam and William Hill.

Description
The property is arranged on ground and one upper floor to provide two shop units, both of which have ancillary storage space to the rear and part first floor and a self-contained suite of offices. There is a rear service yard with space for approximately six cars.

VAT
VAT is not applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 37 Alfreton**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
65 High Street	Shoe Zone Ltd (1)	Gross Frontage 5.30 m (17' 5") Net Frontage 4.59 m (15' 1") Shop Depth 18.80 m (61' 8") Built Depth 19.20 m (62' 11") Part First Floor Ancillary 7.8 sq m (84 sq ft)	10 years from 14.06.2008 (2) Rent review in 5th year Effective FR & I	£18,000 p.a.	Rent Review 2013
67 High Street	Valley CIDS (3)	Gross Frontage 5.75 m (18' 10") Net Frontage 5.25 m (17' 3") Shop Depth 13.15 m (43' 2") Built Depth 35.50 m (116' 6") Part First Floor Ancillary 76.5 sq m (824 sq ft)	15 years from 23.05.2008 Rent review every 5th year Effective FR & I	£25,000 p.a.	Rent Review 2013
67A High Street	C A Aldred Esq (t/a First Resource)	First Floor Offices 76.8 sq m (827 sq ft)	1 year from 03.03.2010 Effective FR	£4,000 p.a.	Holding over

- (1) Shoe Zone Ltd have over 800 stores across the UK. For the year ended 1st January 2011, Shoe Zone Ltd reported a turnover of £185.603m, pre-tax profits of £10.543m, a net worth and shareholders' funds of £44.859m. (Source: riskdisk.com 13.01.2012.)
(2) There is a tenant's only break clause in 2013.
(3) Valley CIDS is a registered charity, based in Swanwick, Derbyshire, the retail operation has eight shops www.valleycids.co.uk

Total £47,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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