

Alfreton

76 High Street Derbyshire DE55 7BE

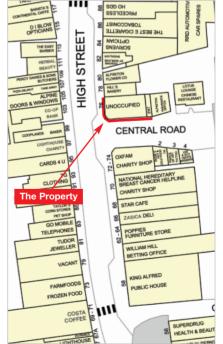


Freehold Shop Investment

- Let to Greenwoods Menswear Ltd on a lease expiring in 2018 (Not in occupation)
- Town centre location
- Prominent corner position
- Current Rent Reserved

£26,040 pa





Freehold.

Tenure

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 fronting a prominent corner position on the High Street and close to the pedestrianised Institute Lane Shopping area. Central Lane provides access to a large car park, as well as Argos and B&M Bargains.

Occupiers close by include Co-Op Bank (opposite), Oxfam, Cooplands, Scrivens, Domino's, William Hill and Costa Coffee.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop unit with self-contained accommodation above previously used as a hair salon and is accessed via Central Road at the side.

The property provides the following	accommodation and	dimensions:
Gross Frontage	8.25 m	(27' 1")
Net Frontage	7.7 m	(25' 3")
Return Net Frontage	8.75 m	(28' 8")

Ground Floor	98.35 sq m	(1,059 sq ft)
First Floor	102.60 sq m	(1,104 sq ft)
Total	200.95 sq m	(2,163 sq ft)

Tenancy

The entire property is at present let to GREENWOODS MENSWEAR LTD for a term of 15 years from 26th April 2003 at a current rent of \pounds 26,040 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The tenant is not in occupation.

Tenant Information

Greenwoods trade from 85 stores in the Midlands, East Anglia and North of England. The business is owned by Pacific Trade Investment Ltd, a Chinese investor.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate For EPC Rating please see website.

Buyer's Premium

The buyer will pay 0.35% + VAT of the purchase price towards the seller's costs.