

## 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**



#### Tenure

Freehold.

#### 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 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 £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.alltop.co.uk](http://www.alltop.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.

