

Sutton in Ashfield, Unit 2, 170 Alfreton Road, NG17 1JB

Retail Premises - To Let



EPC

D85

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office.
Contact Caren Ryan on 0121 643 9337.

CONTACT

Chris Gaskell

Email: chris.gaskell@johnsonfellows.co.uk

LOCATION

The subject property is situated within a residential neighbourhood parade within Sutton in Ashfield fronting onto the B0623 Alfreton Road.

The property is adjoined by **Paraiso Tanning** and **Tesco Express** Convenience Store and benefits from shared parking to front.

DESCRIPTION

The property is arranged over the ground floor.

ACCOMMODATION

Gross Frontage	6.55m	21' 6"
Internal Width	6.05m	19' 10"
Shop Depth	15.08m	49' 6"
Ground Floor Sales	92.90 m ²	1,000 sq ft

TENURE

The premises are available by way of a new 5 year lease.

RENT

£17,000 per annum, exclusive.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value £12,500

Interested parties should verify this information with the local rating authority.



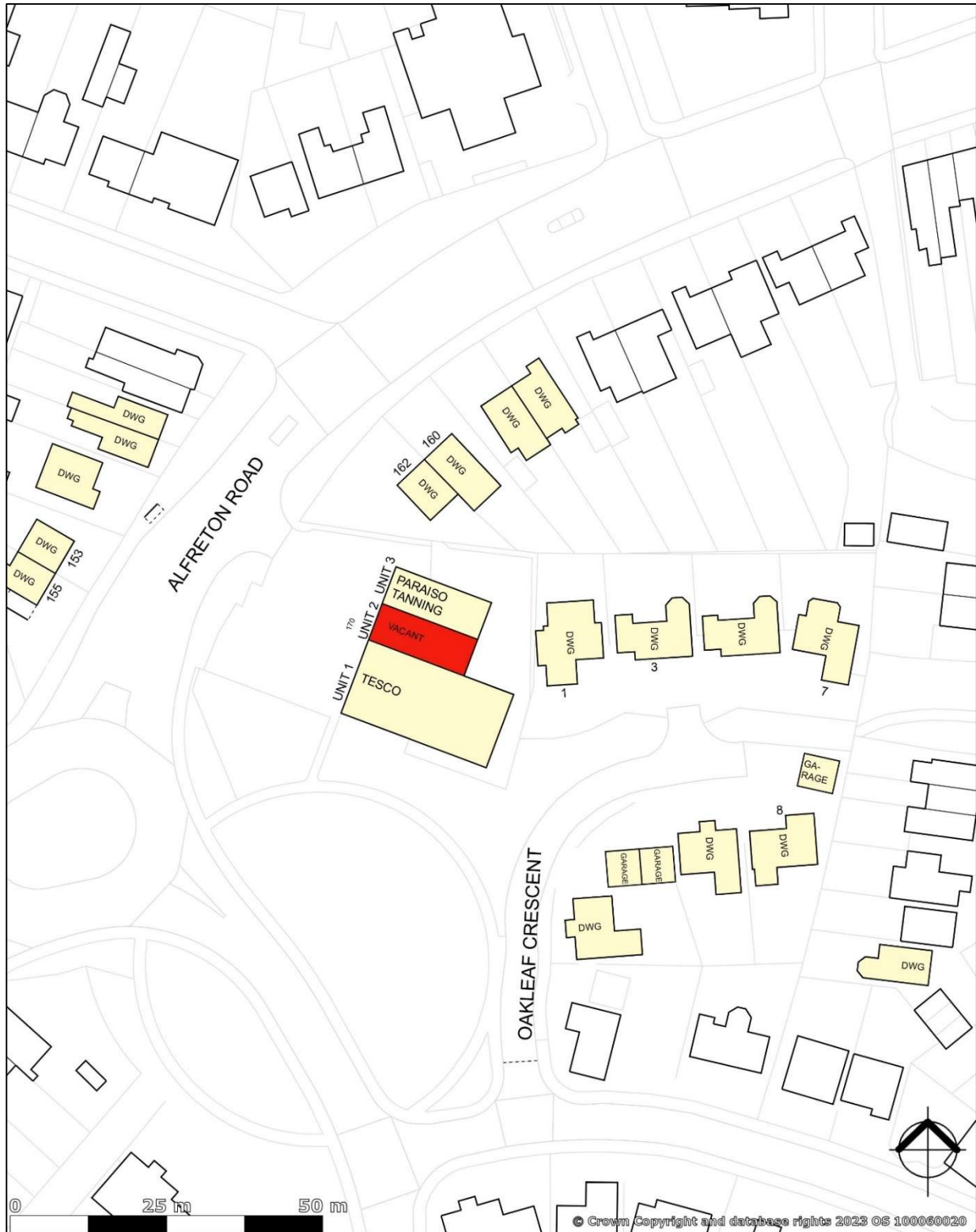
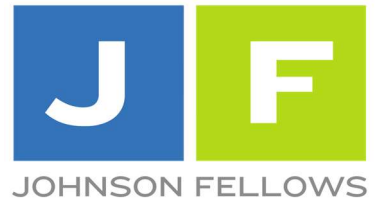
0121 643 9337

info@johnsonfellows.co.uk

www.johnsonfellows.co.uk

Sutton in Ashfield, Unit 2, 170 Alfreton Road, NG17 1JB

Retail Premises - To Let



Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give any representation or warrantee whatever in relation to this property.