

Alfreton, Unit 3, 89 Nottingham Road, DE55 7GR

Trade Counter/Retail Unit – Leasehold



LOCATION

The premises occupy a prominent position alongside the Co-Operative Food Store, Petrol Station and Scarsdales Vets on the corner of Nottingham Road and Oakland Street close to the heart of Alfreton Town Centre.

Nottingham Road provides convenient access to the A38 to the south which in turn provides access to Junction 28 of the M1 Motorway.

DESCRIPTION

The property currently comprises a ground floor retail warehouse/trade counter finished to a shell specification allowing for a new Tenant's fit out. The property benefits from shared parking.

ACCOMMODATION

Ground Floor Sales	186 sq m	2,000 sq ft
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TENURE

The premises are available to let on a new effective full repairing and insuring lease on terms to be agreed.

RENT

£25,000 per annum

SERVICE CHARGE

A Service Charge will be payable in respect of the maintenance and upkeep of the common areas of the Estate. A guide is available from the Agents upon request.

RATES

£23,500

EPC

B36 – Valid until November 2028

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



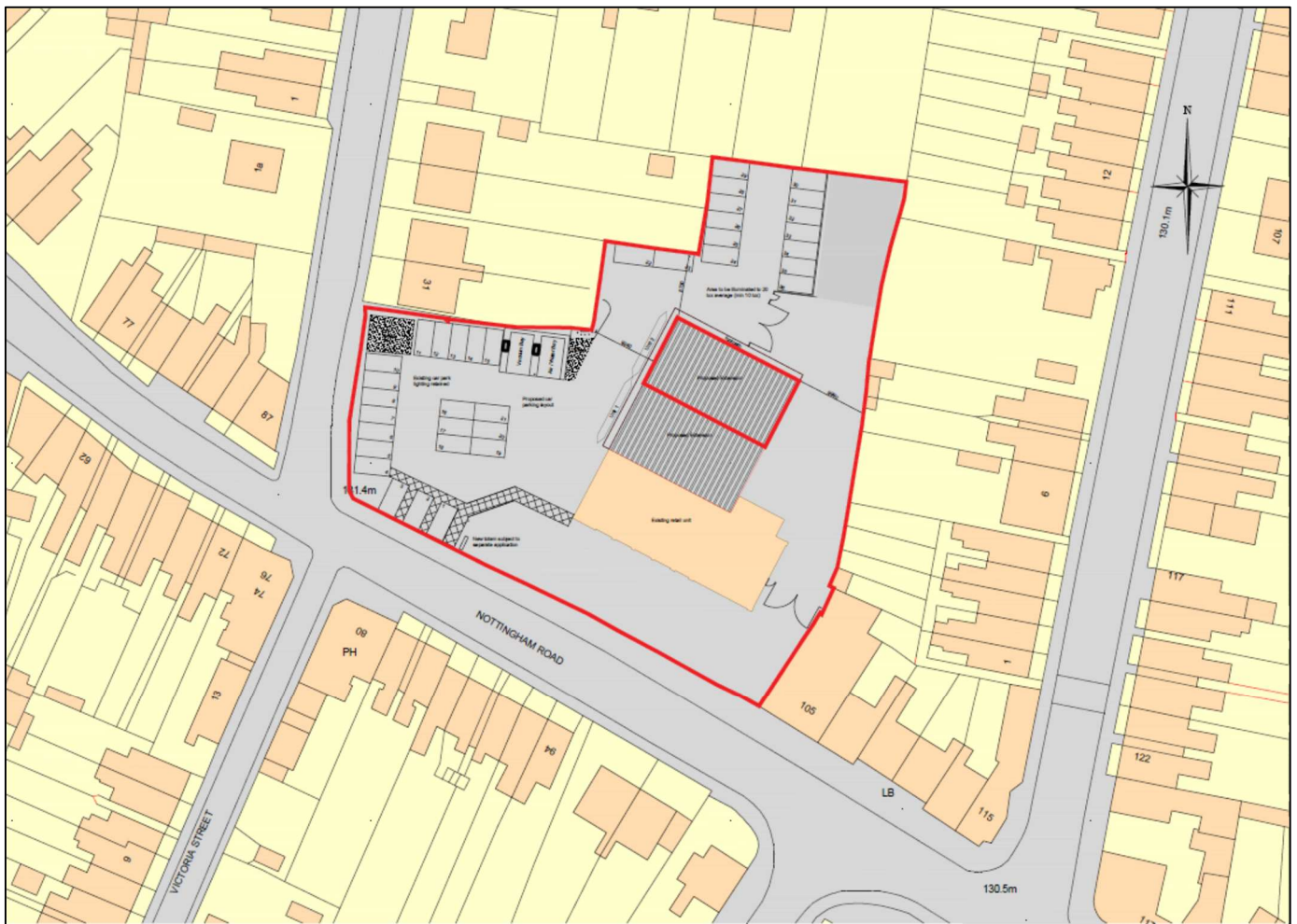
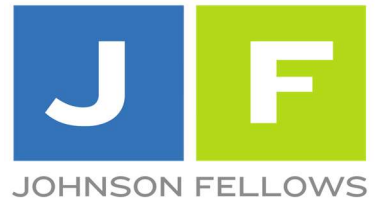
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