



73 High Street, Alfreton, Derbyshire DE55 7DP

RETAIL

- ▶ **3,304 sq ft (307.0 sq m)**
- ▶ **Prime position on the High Street in the heart of the town centre**
- ▶ **Nearby occupiers include Costa, Boots and Superdrug**
- ▶ **Public car parking within a short walk**

For enquiries and viewings please contact:



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Location

Alfreton is one of the key towns within the Amber Valley Borough and has a population of circa. 25,000 and is situated on the Nottinghamshire/Derbyshire border. It has the benefit of being within three miles of Junction 28 of the M1 Motorway at the A38 interchange providing ease of access across the region.

Alfreton has a well established retail area centred on the High Street and pedestrianised scheme on Institute Lane with nearby occupiers including Costa Coffee, Boots, Superdrug and William Hill.

Description

The premises were formerly let to Farm Foods and comprises a two-storey retail unit of traditional brick construction under a pitched tiled roof with full glazed aluminium frontage to the ground floor. The upper floors have sash style windows within internal security bars.

The ground floor offers open plan retail sales with suspended ceiling with fixed LED strip lights and vinyl flooring.

To the rear is a staircase leading to the first floor which provides ancillary storage, and staff welfare areas.

There is a loading area to the rear of the property.

Accommodation

	Sq M	Sq Ft
Ground Floor	194.1	2,089
First Floor	112.9	1,215
Total	306.9	3,304

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

From online enquiries of Amber Valley Borough Council it is our understanding that the property benefits from planning permission for its current use under Use Class E (Commercial, Service and Business) under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amendments. Interested parties should make their own enquiries.

Tenure

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Business Rates

The property is currently listed as Shop and Premises and has a rateable value of £31,000. Source: VOA

Rent

Rental £32,500 per annum exclusive of VAT and business rates and is payable quarterly in advance.

VAT

All figures quoted are exclusive of VAT. The property is elected for VAT and it will be applicable at the prevailing rate.

Legal Costs

Each party is to bear their own legal and professional costs incurred as part of any transaction.

EPC

The premises currently have an EPC rating of C (61) and is valid until 30th July 2034.

Viewings

Viewings are by appointment with sole agents Innes England.

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