

TO LET

28 MARKET STREET, HEANOR DE75 7NR

- Prominent double fronted high street position
- Ground floor retail units from 1,212 – could be combined to provide 3,353 sq ft
- Upper floors suitable for a variety of uses including restaurant/bar
- Currently under refurbishment



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LOCATION

The premises are located in a prominent high street position on Market Street, a short walk from the heart of Heanor town centre, Tesco Superstore and Heanor Retail Park.

Heanor is a popular market town within the Amber Valley and is well served by the A6007 and within close proximity of the A610, leading in turn to the A38 and J28.

There is a public pay and display car park to the rear of the building, accessed off Fletcher Street where there is an hour's free parking.

DESCRIPTION

The property is an attractive red brick three storey building that is currently undergoing a programme of refurbishment by the landlord to include a new roof, upgrade and refresh of the front façade, new double glazing throughout along with new guttering.

It is proposed that new staircase will be installed in a central position with lobby off the front façade, to provide direct access to the first and second floors.

The accommodation would be provided in a white-box condition ready to accept individual occupiers own fit-out.

To the rear is a driveway off Fletcher street leading to a set of double doors and a goods lift to provide access for deliveries.

CGI IMAGES HAVE BEEN PROVIDED TO GIVE AN IDICATIVE FEEL FOR WHAT COULD BE ACHIEVED AS A BLEND OF LANDLORDS WORKS AND TENANT FIT-OUT.



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ACCOMMODATION

The property comprises three floors totaling around 8,611 sq ft providing the following areas:-

Ground Floor

Retail Unit 1 – 2,141 sq ft (198.9 sq m)

Retail Unit 2 – 1,212 sq ft (112.6 sq m)

There would be shared w.c. and kitchen facilities located to the rear of the ground floor.

Retail units could be let separately or offered as a combined unit of approximately 3,353 sq ft.



First and Second Floor

The first and second floors provide a total of around 5,258 sq ft and would be ideally suited for a restaurant/bar combining both floor. The accommodation benefits from high ceilings and lots of character with exposed beams on the second floor. The space to the rear of the first floor would be perfect to house a kitchen along with ancillary storage.

Alternative uses for the upper floors would be for pilates, yoga, offices or community space and would be available in suites from 1,200 sq ft.

There will be refurbished w.c. facilities and a goods lift serving the first floor.

We can tailor proposals based on individual occupier requirements.

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PLANNING

The premises has Class E (Business, Commerce and Services) consent under the Use Classes Order 1987 (as amended).

TENURE

The premises are available on a new lease for a term to be agreed.

RENTAL

Rental depending upon space taken – proposals available on request.

SERVICE CHARGE

The tenant would be responsible for a service charge to cover contribution towards external repairs and upkeep of common areas.

EPC

The premises has an Energy Performance Rating of D (95) and is valid until 19 July 2026

FURTHER INFORMATION & VIEWINGS

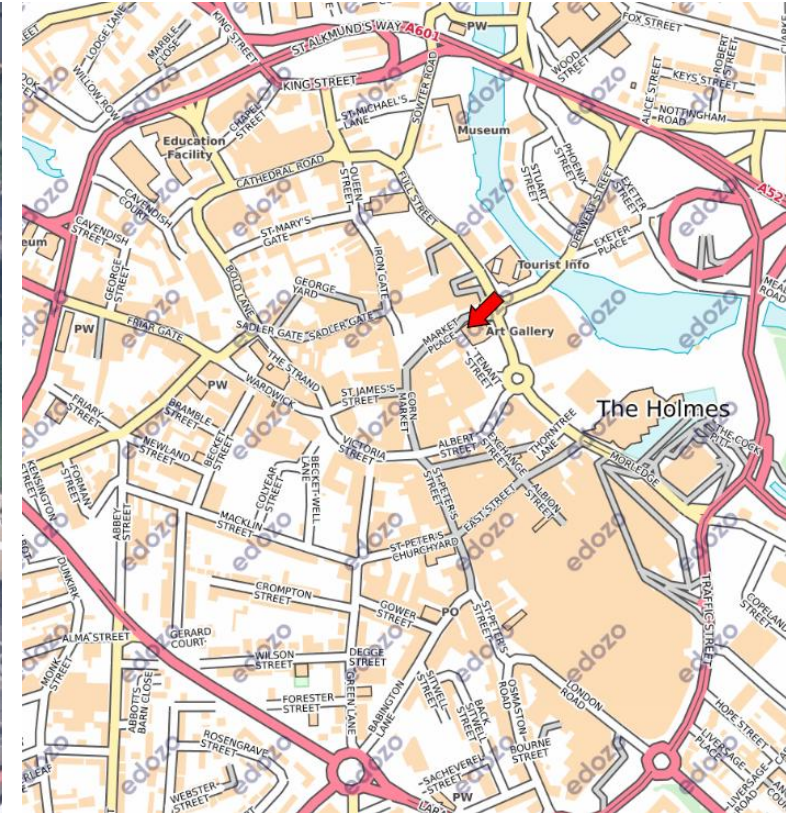
Debbie Thompson
07974 663063 - dthompson@innes-england.com

Joe Bennett
07535 312059 - jbennet@innes-england.com



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