

# ALFRETON

NOTTINGHAM ROAD • SOMERCOTES • DE55 4HQ

**PROMINENT DEVELOPMENT  
SITE FOR SALE**

- Located in a prominent position fronting the busy B600 Nottingham Road
- Extensive shared parking
- Substantial employment area catchment
- Adjacent to KFC, McDonald's, Greggs, Aldi & The Range
- Other nearby retail occupiers include B&M, Iceland & Poundstretcher



(0.20 hectares)  
**0.5 acres**

ON BEHALF OF

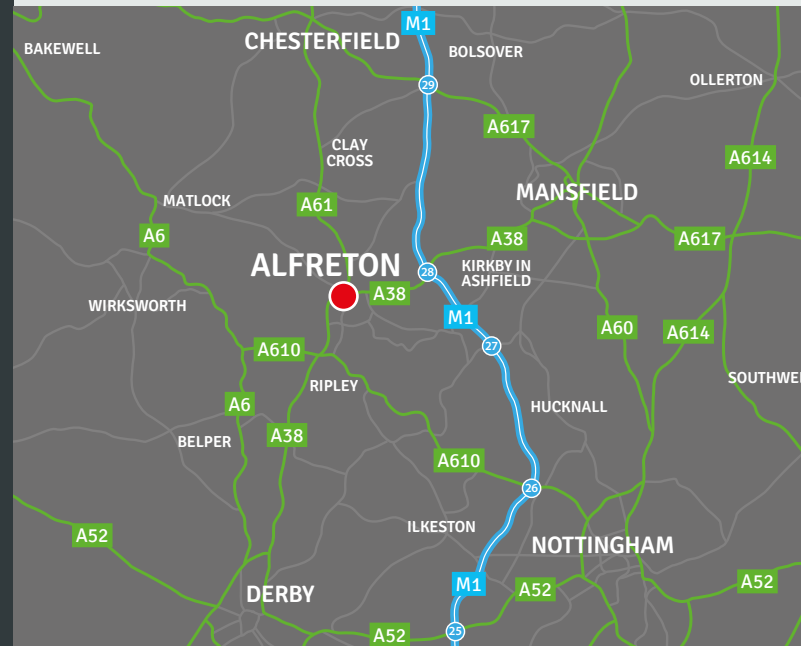


**RAPLEYS**

## LOCATION

The subject site fronts the busy B600, Nottingham Road in Somercotes, approximately 1.3 miles to the south of the historic market town of Alfreton.

The site fronts and forms part of a mixed use development scheme where other occupiers include Aldi, The Range, Greggs, KFC and McDonald's. The wider area is mixed commercial, industrial and residential in character with other occupiers nearby including Pilkington, Plyglass, Permaroof, Eurocell, Screwfix and Toolstation.



0.5 acres (0.20 hectares)





## PLANNING

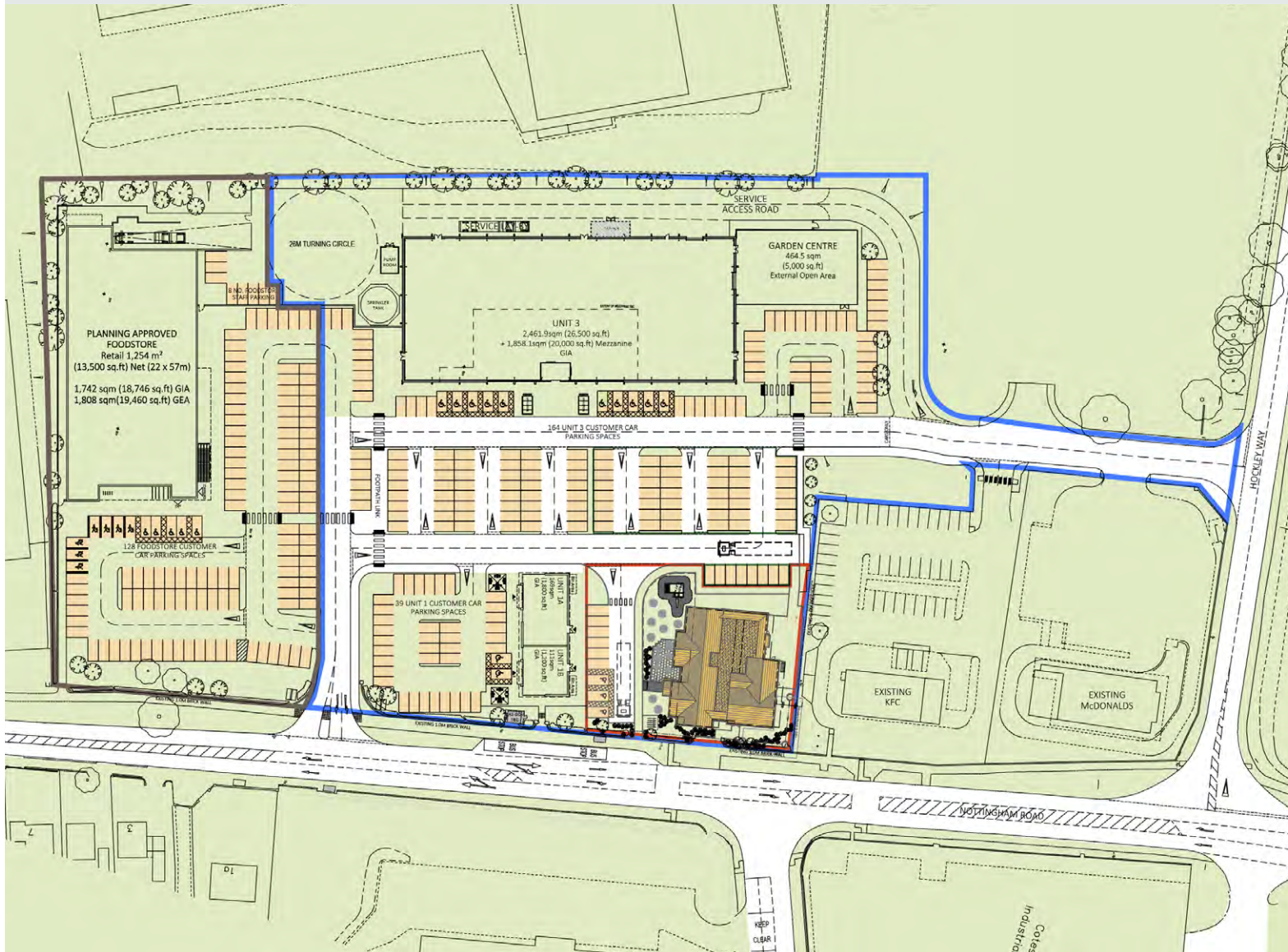
The site benefits from planning consent for an 150 cover pub / restaurant with 60 car parking spaces. Planning Reference ref: AVA/2018/0966

The site may be suitable for alternative uses and as such interested parties are advised to make their own enquires of the local planning authority.

Proposed Elevations



For Illustration Purposes Only



Previously Proposed Development



## DESCRIPTION

The property comprises a development plot, extending to 0.5 acres, as shown outlined in red on the previous page. The site has been cleared and fully serviced ready for immediate development. Further plans are available on request.

The site is accessed from either Nottingham Road or Hockley Road over a shared estate road and with cross rights for access and customer parking over the whole of the scheme edged blue on the previous page.

There is potential to upgrade the existing pedestrian walkway to create a further vehicular access point into the larger scheme directly from Nottingham Road, subject to obtaining the necessary consents.

## TENURE

The site is long leasehold and held on a 125 lease from 20 September 2019 at a peppercorn rent.

## TERMS

Offers are invited for the long leasehold interest.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## VIEWING

The property can be viewed from the roadside. Parties wishing to view the site may do so entirely at their risk.



**RAPLEYS**

## CONTACT

**Jonathan Jones**

[jonathan.jones@rapleys.com](mailto:jonathan.jones@rapleys.com) • 07917 032 674

**Alfred Bartlett**

[alfred.bartlett@rapleys.com](mailto:alfred.bartlett@rapleys.com) • 07738 090 760

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