



# TO LET

Prime retail unit

## 1,618 sq.ft

(150 sq.m)

**Unit 1 Severn Square, Institute Lane, Alfreton,  
Derbyshire DE55 7BQ**

- Pedestrianised town centre location
- Prominent corner position
- Opposite Wilko and Home Bargains

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## Unit 1 Severn Square, Institute Lane, Alfreton, Derbyshire DE55 7BQ

| Areas (approx. NIA) | Sq.ft        | Sq.m       |
|---------------------|--------------|------------|
| Ground Floor Sales  | 1,618        | 150        |
| <b>TOTAL</b>        | <b>1,618</b> | <b>150</b> |

### Description

The premises are arranged over ground floor providing open plan sales area, a small staff kitchen and WC. The property benefits from rear loading accessed from Hall Street. The property lies in the heart of the town centre on pedestrianised Institute Lane fronting Severn Square and just a short distance from High Street. Severn Square car park sits adjacent to the property and provides 127 spaces at low cost parking

### Rent

£22,000 pa exclusive of VAT, service charge and business rates.

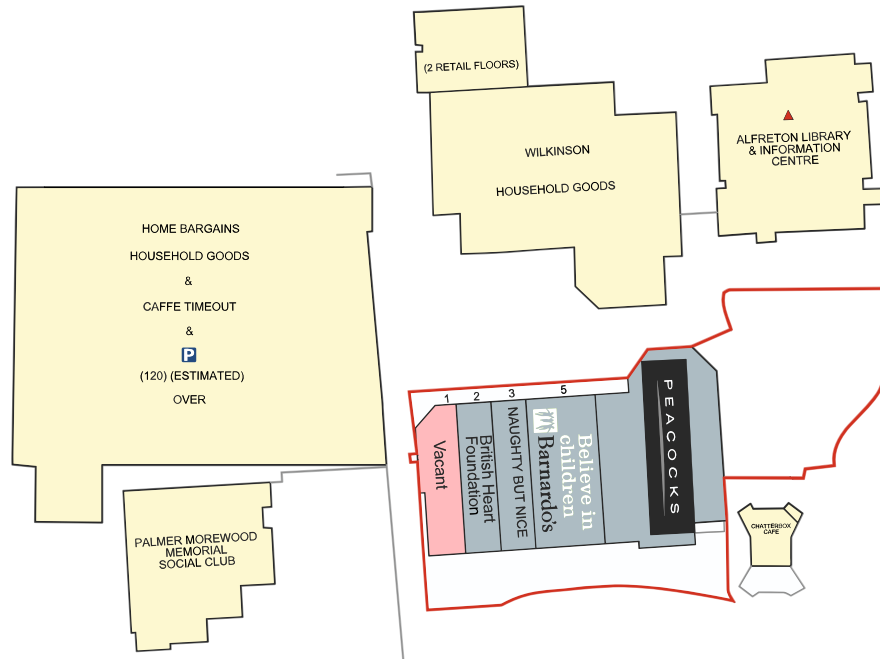


### Rates

Rateable value: £16,250. Interested parties should satisfy themselves as to the Rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

### Service Charge & Insurance

A service charge of £1,478 + VAT per annum will be payable for the upkeep and maintenance of the communal aspects of the scheme. The landlord insures the structure and recovers the cost of the premium from the tenant.



### Energy Performance

D-79. Further information available on request.

### Planning

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

### Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

### Viewing

Strictly via prior appointment with the appointed agents:

Oliver Marshall 07887 787 885  
oliver@fhp.co.uk

Ed Purcell 07793 808974  
ed@creative-retail.co.uk

Owned and Managed by

Will Helm 07774 666805  
whelm@lcpproperties.co.uk

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