



TO LET

M

FIRST FLOOR UNIT

Severn Square,
Institute Lane, Alfreton,
Derbyshire, DE55 7BT

Local Occupiers Include
PEACOCKS

 Barnardo's

SEVERN SQUARE

FIRST FLOOR UNIT

DESCRIPTION

The property comprises a development of 6 retail units with a small suite of offices at first floor level extending over the shops, which is approached via a separate entrance at the western side. Immediately to the rear of the property is the town's bus station and to the east is one of the town's main car parks providing 170 spaces.

Alfreton lies within the Amber Valley 14 miles north of Derby and 17 miles north west of Nottingham. Alfreton has good road communications via the A38 providing access to the M1 Junction 28 and East Midlands Airport is to the south. The property is situated at the southern end of Institute Lane opposite. Poundland adjacent to a large unit operated by Home Bargains and the Market Hall.

UNIT SIZE

Total Area: 3,352 sq.ft (311.4 sq.m)

RENT

£12,000 + VAT.

BUSINESS RATES

TBC

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: Approximately £2,524.08 + VAT per annum.
Insurance: TBC.

ENERGY PERFORMANCE

EPC rating D:88. Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



6

Retail Units On-Site



15,361 sq.ft

Total Area



What Three Words
daily.spice.photos

SEVERN SQUARE

SITE PLAN



Will Helm

07774 666805
WHelm@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agent



Dom Alston

07890 568077
01332 343 222
dom.alston@fhp.co.uk

