



TO LET

Prime retail unit

1,605 sq.ft

(149 sq.m)

Unit 2 Severn Square, Institute Lane, Alferton,
Derbyshire DE55 7BQ

- Pedestrianised town centre location with rear loading access
- Prominent position
- Opposite Poundland and Home Bargains

SUBJECT TO VACANT POSSESSION

M **M[®]Core**
LCP UK

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400123

lcpgroup.co.uk



Unit 2 Severn Square, Institute Lane, Alferton, Derbyshire DE55

TOWN CENTRE CAR PARK

BUS STATION

UNIT 2

home **bargains**



Unit 2 Severn Square, Institute Lane, Alfreton, Derbyshire DE55



Unit 2 Severn Square, Institute Lane, Alferton, Derbyshire DE55

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	1,605	149
TOTAL	1,605	149

Description

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 Per Annum + VAT

Rates

Rateable Value: £18,750 Per Annum + VAT

Service Charge & Insurance

Service Charge: Approx £490 per annum +VAT
Insurance: POA

Energy Performance

E. 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.

