

Central Road | Alfreton | Derbyshire | DE55 7BH

Town centre retail warehouse available to let

Subject to vacant possession

1,161.28m²
(12,500ft²)

- Town centre location
- Adjacent to the principal town car park (127 spaces)
- Open plan retail warehouse
- Rear loading and parking
- Nearby operators include Barnados, Peacocks, Home Bargains, Owzat Cricket and The Alfreton Library
- Quoting Rent £60,000 per annum



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

Alfreton lies within Amber Valley, 14 miles north of Derby and 17 miles north west of Nottingham. It provides excellent connectivity via road with the A38 providing access to the M1 (Junction 28). The town has a population of 23,000 and a retail catchment of approximately 138,000.

The town centre serves the needs of the surrounding community with the main shopping facilities centred around High Street and Institute Lane. The property lies in the heart of the town centre fronting Severn Square Car Park which is the town's principal car park, as well as being located a short distance from High Street and the pedestrianised Institute Lane. Severn Square Car Park provides 127 spaces at low cost parking with it being just 60p for 1 hour.

Nearby operators in the vicinity include a host of national, regional and independent tenants including Barnados, Peacocks, Home Bargains, Owzat Cricket as well as The Alfreton Library next door.

The Property

The property is currently occupied by Poundstretcher and is available subject to vacant possession.





Floor Areas

Floor	m ²	ft ²
Ground Floor	1,161.28	12,500

Lease Terms

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£60,000 per annum

It may be possible to split the property for smaller requirements, please contact the agent to discuss this in more detail.

Planning

It is understood the property has unrestricted **Use Class E**. The property would be suitable for retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

EPC

The property has an EPC rating of **C**.



Business Rates

We are verbally advised by Amber Valley Council that the property is assessed as follows:-

Rateable Value (2026): £69,500

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 43.0p. This information is for guidance only and all parties should check themselves with the local billing authority.

VAT & Legal Costs

VAT is applicable at the prevailing rate. Each party are to be responsible for their own legal costs incurred.

Further Information

For further information or to arrange a viewing
please call or click on the emails or website below:-

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31/07/2026



Please **click here** to read our "Property Misdescriptions Act". E&OE.