



TO LET - Prominent Retail Unit Fronting the B600 (Somercotes Hill)

251 Somercotes Hill, Somercotes, Alfreton, Derbyshire, DE55 4HX

- Highly prominent retail unit available immediately
- Suitable for a variety of uses
- Located directly opposite a Co-Operative Food Store
- The free Somercotes Market Place car park is situated directly opposite the property



Location

Alfreton is a medium-sized former mining town situated in the administrative region of Amber Valley, lying adjacent to the A38 dual carriageway, approximately 13 miles to the North of Derby, and a similar distance North West of Nottingham. Since the decline of the mining industry in the latter part of the twentieth century, the town has developed a broader employment base through the development of large industrial estates adjacent to the A38. Road communications are good, with the A38 linking with junction 28 of the M1 approximately 2 miles to the north.

More specifically, the subject property sits in a prominent position in Somercotes fronting the B600 (Somercotes Hill) and being directly opposite the Co-Operative Food Store on the Market Place. The property has significant visibility to the road with high numbers of passing traffic which would be of great interest to an occupier and the subject property is also situated directly opposite the Somercotes Market Place free car park.

Description

The subject property comprises a ground floor retail unit which is prominently positioned fronting the B600 (Somercotes Hill).

The accommodation provides an open plan retail space along with a store room, kitchenette and WC to the rear.

The retail area is ready for an occupiers fitout with painted plastered walls, florescent lighting and a single glazed aluminium frame shop frontage and pedestrian access door. We believe that the subject property would be suitable for a variety of uses subject to gaining any necessary consents.

Externally, the subject property benefits from one car parking space adjacent to the building with both on street parking and a free car park being located directly opposite the subject property .

Accommodation

The accommodation has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

Total Net Internal Area: 41.4 sqm / 446 sq ft

Planning

We understand that the property benefits from planning consent for Use Class E.

Use class E comprises many of the previous use classes including A1 shops, A2 Financial and Professional Services and B1 Offices as well as many other uses.

All planning information should be confirmed with the Local Authority.

Services

It is understood that all main services excluding gas are connected to the property.

Business Rates

The property is currently listed on the Valuation Office Website as having a rateable value of £4,050.

This would therefore keep it under the no business rates payable limit at present.

Tenure

The property is available by way of a new lease for a term of years to be agreed.

Price

The subject property is available to rent at £7,800 Per Annum Exclusive.

Energy Performance

The property has an EPC rating of C (68).

VAT

We are informed by the owner that VAT is not payable on this transaction.

Legal Costs

The incoming tenant is to be responsible for the landlords reasonably incurred legal costs in connection with this transaction.

Viewing

Strictly by prior appointment with sole agents BB&J Commercial.



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