



SITUATION

Located opposite the junction with Limes Avenue and next to the junction with Chapel Street, occupying a prominent trading position adjacent to **Boots the Chemist** and amongst other such multiples as **Superdrug**, **Costa Coffee**, **Bonmarché**, **Greggs**, **Farmfoods** and others.

The market town of Alferton is located in the Amber Valley, approximately 12 miles north-east of Derby and 20 miles south of Sheffield enjoying easy access to the A38 and A61 being approx. 4 miles west of the M1 (Junction 28).

PROPERTY

A mid terrace building comprising a **Deep Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor. In addition, the property includes a rear roller shutter door for loading.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	30'0"
Internal Width	28'1" (max)
Shop Depth	60'7"
Built Depth	149'3"
Sales Area	Approx. 1,530 sq ft
Lobby Area	Approx. 75 sq ft
Storage Area	Approx. 700 sq ft

First Floor

Staff Area	Approx. 185 sq ft
2 WCs	

Total Area Approx. 2,490 sq ft



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The shop was previously let at £31,500 p.a.

Note 2: The adjoining unit (which has a Gross Frontage of approx 19 ft) has just been let to a national multiple for 10 years at £20,000 p.a. with a 6 month rent free period.

Note 3: Refer to the Auctioneers for the video tour of the property.

Vacant Shop & Upper Part

The Surveyors dealing with this property are
Steven Grossman and **John Barnett**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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