



SITUATION

Located on the western side of Nottingham Road, close to the junction with West Way, on this established Retail Park which houses **B&M Home Store** and **The Hanger**. In addition, nearby multiples include **Aldi**, **Starbucks**, **KFC**, **McDonald's**, **The Range**, **Greggs** and **Card Factory**.

The market town of Alfreton 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 **Ground Floor Supermarket** with **Ancillary Staff Accommodation** on the first floor.

In addition, the property includes a **Loading Area** with a roller shutter door and **on site parking** for approx. 30 cars.

ACCOMMODATION

Site Area Approx. 0.68 Acres

Ground Floor Supermarket

Area Approx. 7,170 sq ft¹

First Floor Staff Ancillary

Area Approx. 925 sq ft¹

Total Area Approx. 8,095 sq ft¹

¹Areas supplied by Vendor.

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from 4th January 1993 at a peppercorn ground rent.

TENANCY

The entire property is let on a full repairing and insuring lease to **Iceland Foods Limited (having approx. 1,000 branches)** (T/O for Y/E 29/03/24 £4.12bn, Pre-Tax Profit £15.6m and Shareholders' Funds £712m) for a term of 25 years from 28th February 2005 at a current rent of **£134,547 per annum** exclusive (see Note).

Note: The current rent is £118,920 p.a. rising to £134,547 p.a. on 28th February 2025, therefore the Vendor will top up this rent shortfall on completion.

£134,547 per annum (see Note)

The Surveyors dealing with this property are **Steven Grossman** and **Jonathan Ross**

Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Scott Atkinson
Email: scott@solts.co.uk

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'



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