



SITUATION

Located close to the junction with Limes Avenue and occupying a prominent trading position amongst such multiple retailers as **Boots the Chemist, Costa, Superdrug, Scrivens, Domino's, Post Office, William Hill, and Nationwide.**

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 mid terraced building comprising a **Ground Floor Shop** with **Ancillary Accommodation** on the first floor.

ACCOMMODATION¹

Ground Floor Shop

Gross Frontage	29'6"
Built Depth	80'6"
Area	Approx. 2,136 sq ft

First Floor Ancillary

Area	Approx. 1,179 sq ft
WC	

Total Area	Approx. 3,215 sq ft
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¹Not inspected by Barnett Ross. Areas taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease (subject to a schedule of condition) to **Ashgate Hospicecare Shops Limited as a Charity Shop (with Ashgate Hospicecare as guarantor – T/O for Y/E 31.03.24 £14.4m, Pre-Tax Loss of £524,504 and Shareholders' Funds £10.4m) (having 17 shops and 2 coffee shops – visit: ashgatehospice.org.uk) for a term of 10 years from 12th November 2024 (renewal of a previous lease – in occupation since 2015) at a current rent of £29,000 per annum exclusive.**

Rent Review 2029

Tenant's Break 2029, subject to the tenant paying a 2 month rent penalty to the Landlord.

£29,000 per annum

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

Vendor's Solicitors

Solomon Taylor & Shaw
Tel: 020 7431 1912 Ref: Barry Shaw
Email: barry@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'**

