



SITUATION

Close to the junction with Limes Avenue, in the heart of the town centre, adjacent to **Bonmarché**, opposite **British Heart Foundation** and amongst other multiple retailers such as **Boots, Nationwide, Subway, Betfred, Superdrug, Costa** and a variety of independent retailers. 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 semi-detached building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first floor.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	17'0"
Internal Width	16'0"
Shop & Built Depth	47'7"
Sales Area	Approx. 677 sq ft

First Floor Ancillary/Office

Front Office Area	Approx. 120 sq ft
Centre Office Area	Approx. 403 sq ft
Rear Kitchen Area	Approx. 95 sq ft
2 WCs	

Total Area **Approx. 1,295 sq ft**



VAT is applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The property was previously let at £12,000 p.a.

Note 2: Refer to the Auctioneers for the video tour of the property.

Vacant Building

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

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

Lawrence Stephens Limited
Tel: 020 7936 8888 Ref: David Freedman
Email: dfreedman@lawstep.co.uk

