

FOR SALE OR TO LET



LARGE RETAIL PREMISES 1270 LONDON ROAD, ALVASTON, DERBY, DE24 8QP



LOCATION

The premises are very prominently situated fronting the island at the junction of London Road A6, Shardlow Road and Raynesway A5111.

The property is directly opposite **Iceland**. Other major retailers represented nearby at Alvaston include **Tesco Express, Card Factory, Subway, Dominos, Boots Pharmacy, William Hill** etc

DESCRIPTION

The premises comprise a large ground floor retail unit which was previously operated as a **COOP Supermarket** and latterly as a **Simply Local Convenience Store**.

The property has good self-contained rear loading facilities

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH (front)	41'8"	12.7 m
TOTAL DEPTH	115'.4"	35.1 m
TOTAL GROUND FLOOR AREA	5450 sq ft	506 sq m
(MAY DIVIDE)		

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

RENTAL

£50,000 pa (exclusive of rates).

FREEHOLD

£650,000 to include unit 1, 1270 London Road which is currently let to a mobile phone accessory retailer on a 10 year lease from December 2020 at £11,000 pa subject to a rent review at year 5 and a tenants break clause at the end of the 3rd year.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £34,000.

Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 98 (Band D). A copy of the certificate is available upon request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is payable on the rental/purchase price however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following link:

External Video - <https://youtu.be/5G8spYhbK8>

Internal Video - <https://youtu.be/krYBXQ1wIHw>

VIEWINGS

Strictly by prior appointment with:-
AMT Commercial, tel: 01527 821 111

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