

FOR SALE | £775,000 TO LET | £85,000 Per Annum
Exclusive

Three Storey office with
parking



Genesis Centre, 32-46 , King Street, Alfreton, DE55 7DQ

10,531 Sq Ft | 978.33 Sq M

DB

DAVID BROWN

COMMERCIAL





Location

Alfreton is located approximately 3 miles west of Junction 28 of the M1 Motorway. Nearby city centres include Derby some 13 miles south, Nottingham some 15 miles southeast and Chesterfield some 9 miles North.

The property is situated on King Street in Alfreton town centre. The property is accessed via the Alfreton Leisure Centre car park which is just south of Church Street.

Description

The property comprises a three-storey self-contained office building and is to undergo refurbishment to suit an incoming tenant.

Internally, the property provides a reception and office to the ground floor. On the first floor, there is further office accommodation and second floor benefits from a large hall and workshop / training rooms.

The specification includes carpeted floors, painted plaster walls, suspended ceilings, double glazed windows, lift access and WC facilities on all floors.

Accommodation

We have measured the property according to Net Internal Area (NIA):

Description	Sq Ft	Sq M
Ground Floor	3,487	323.94
First Floor	3,605	334.9
Second Floor	3,439	319.48
TOTAL	10,531	978.33

Services

All mains services are connected to the property.

Planning

The property was most recently used as an adult education centre.

The property may be suitable for other uses (subject to planning).

VAT

VAT is applicable at the prevailing rate.

Deposit

A deposit may be payable subject to status.

Business Rates

£47,500 as of the 2023 VOA rating list.

Service Charge

A service charge is payable.

Lease Terms

The property is available to let on new full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

The property is held on a 999 year long lease (approximately 990 years unexpired) and may be available. Offers are invited in the region of £850,000.

EPC

52(C)

Insurance

The landlord will insure the premises and re-charge the premium to the tenant.

Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

Additional Information

Price

£775,000 OIRO

Rent

£85,000 Per Annum Exclusive

Viewing

Viewing is strictly by prior appointment please contact Ash Elliott for further information.

Ash Elliott

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