

LANGLEY MILL • UNIT 10 THE ACORN SHOPPING CENTRE • NG16 4AF



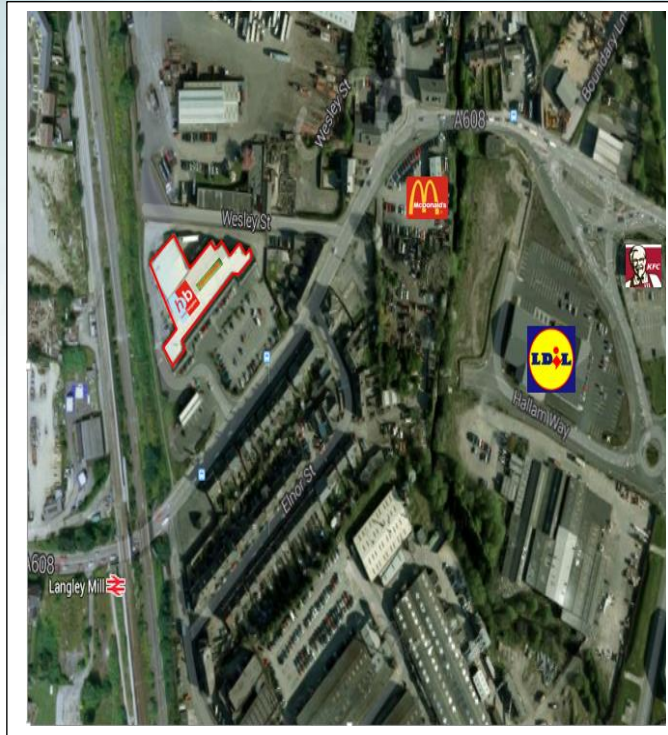
SHOP TO LET

LOCATION

The Acorn Shopping Centre is prominently located on the A608 in Langley Mill, situated within the Amber Valley District of Derbyshire. The town lies approximately 10 miles north-east of Derby with Nottingham 10 miles to the south-east.

The Shopping Centre comprises a parade of 12 retail units with occupiers including **Home Bargains, Farmfoods, Card Factory and The Salvation Army. Asda, Lidl, and McDonalds** are also located nearby.

A large surface car park is situated at the front of the parade with approximately 85 spaces.



RATING

We understand that the unit has been assessed for business rates as follows:

Rateable Value: £12,750

Prospective Tenants are advised to make their own enquiries with the local rating authority to verify the above.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT.

TERMS

The unit is available by way of new lease on effectively full repairing and insuring terms for a term to be agreed at a rent of £14,000 per annum exclusive.

The Tenant will be liable for service charge costs of approximately £1,562 per annum exclusive.

ACCOMODATION

The property is arranged over ground floor and provides the following approximate area:

Ground Floor Sales | 798 sq ft (74.1 sq m)

Subject to agreeing terms it may be possible to extend this unit further to a ground floor area of approx 1,900 sq.ft.

VIEWINGS

Strictly via prior appointment through the joint letting agents:

Rawstron Johnson – 0113 450 7000;
Contact Adrian Johnson; email: adrian@rj-ltd.co.uk or lawrence@rj-ltd.co.uk

or our joint agents bennett. - Nigel Bennett or Helen Whitehead on 0151 706 0222

SUBJECT TO CONTRACT AND VACANT POSSESSION



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.