RAWSTRON JOHNSON

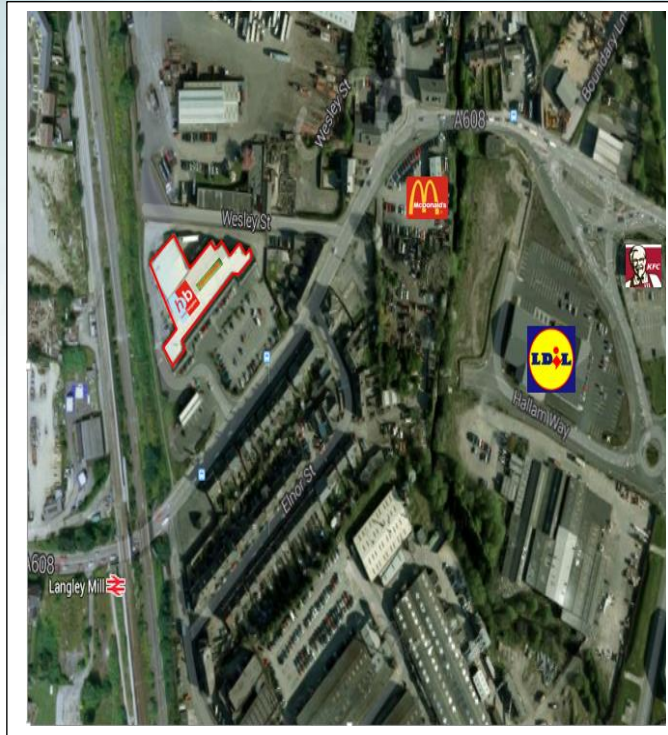## RETAIL AND LEISURE PROPERTY CONSULTANTS

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