



TO LET

UNITS 1 & 2, WILMOT STREET

MARKET PLACE, HEANOR,
DERBYSHIRE DE75 7EF

59.03 – 127.84 sq m
(635 – 1,375 sq ft)

Town centre retail opportunity

- Suitable for a variety of alternative uses, subject to planning
- Loading to the rear
- Prominent location
- Can be let individually or combined



Images within this brochure are indicative only and will be updated once works are complete



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



LOCATION

The premises are located in a prominent position on the east side of Heanor Market Place which lies directly opposite the main public Pay & Display car park in the town centre.

Heanor is positioned on the Nottinghamshire/Derbyshire border situated between Junctions 26 and 27 of the M1 Motorway. Occupiers in the immediate vicinity include Dominos Pizza, William Hill, Cost Cutter and Ladbrokes.

DESCRIPTION

The property is a ground floor, single-storey, brick-built retail unit. Originally one shop, these units have been split to provide suitable accommodation for smaller businesses.

Each unit has been freshly plastered and decorated throughout and boasts upgraded lighting and separate utilities, providing a blank canvas for any new occupier.

Each unit provides the following accommodation:-

- Shop frontage
- Main sales area
- Rear stores
- Welfare facilities
- Rear loading

ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT	STATUS
Unit 1:	68.81	740	Let
Unit 2:	59.03	635	Under Offer
TOTAL NIA	127.84	1,375	

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

Mains supplies of water and electricity are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

Please contact the marketing agents for further details.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

The property is currently assessed with both units under one hereditament for rating purposes.

Having considered similar buildings in the locality, we suggest the likely Rateable Value will be under the small business rates relief threshold.

Interested parties are advised to speak with Amber Valley District Council for further details.

TENURE

The properties are available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Unit 1: £10,000 per annum exclusive.

Unit 2: £10,000 per annum exclusive.

VAT

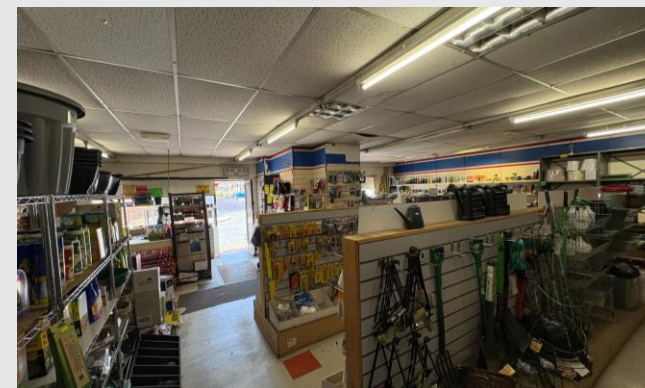
VAT is not applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www