

Heanor - 35 Market Street, Derbyshire DE75 7NR  
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



# Heanor - 35 Market Street, Derbyshire DE75 7NR

## Retail Shop to Rent



### Property Features:

- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated on a busy arterial route with occupiers nearby including Takeaway`s, Barber Shop, Convenience store and many more.

### Property Description:

Comprises mid-terrace ground floor shop, providing the following accommodation and dimensions:

Ground Floor: 60 sq m (645 sq ft)

Open plan retail, storage, wc



# Heanor - 35 Market Street, Derbyshire DE75 7NR

## Retail Shop to Rent



### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £100 per week (PCM: £433.33)

Deposit: £1,300 (3 Months)

### Rateable Value:

Rateable Value - £4,150 p.a.

Rates Payable - £0\*

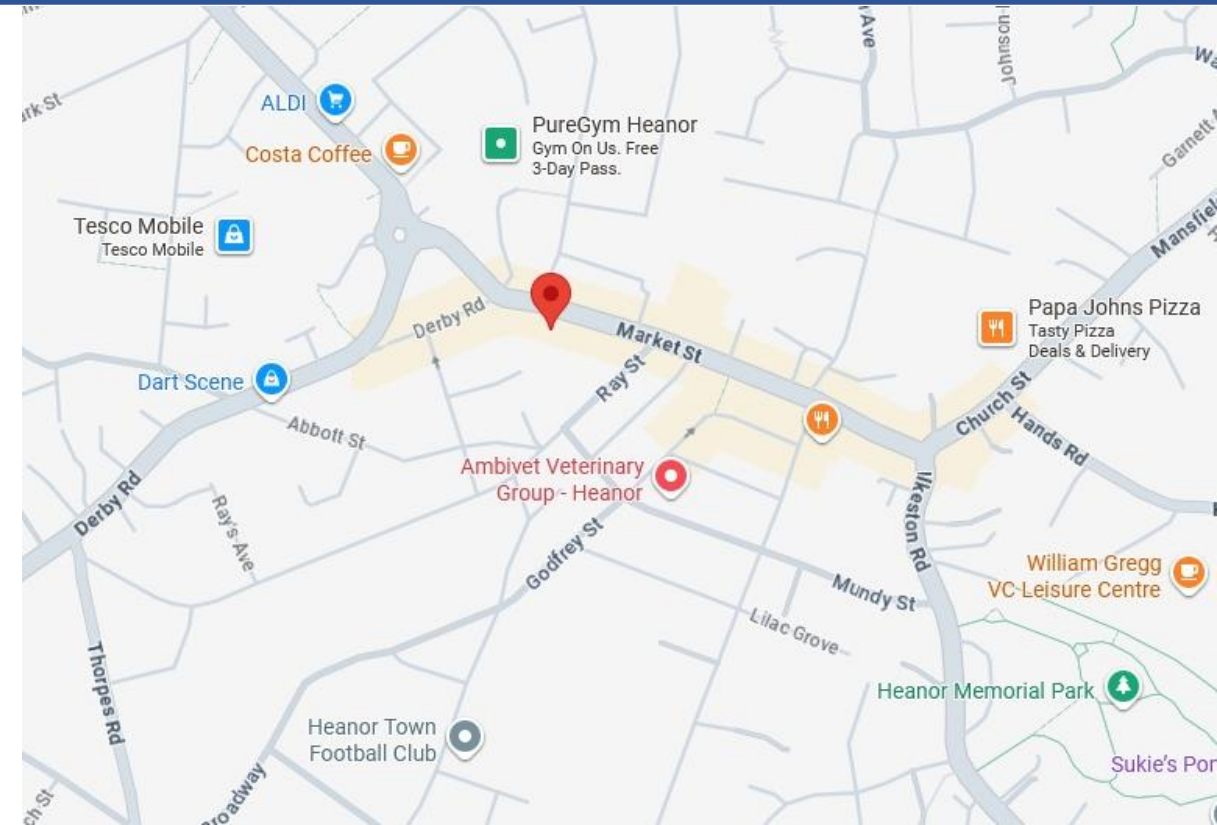
\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a D Rating. Certificate and further details available on request.

### Location:

Heanor is a busy market town situated approximately 10 miles north-west of Nottingham and 9 miles north-east of Derby. Junctions 26 and 27 of the M1 are some 4 miles to the south-east and north-east respectively. The property is situated on busy arterial route with occupiers nearby including Takeaway's, Barber Shop, Convenience store and many more.



# Heanor - 35 Market Street, Derbyshire DE75 7NR

## Retail Shop to Rent

### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean  
Senior Property Consultant  
M: +44(0)7881 013606  
E: daniel@bluealpine.com



Eric Yi  
Property Consultant  
M: +44(0)7342 484509  
E: eric@bluealpine.com



Sam Georgev  
VP Sales & Lettings  
M: +44(0)7554 557088  
E: sam@bluealpine.com



Callum Dormer  
Sales & Lettings  
M: +44(0)7766 753302  
E: callum@bluealpine.com

### Address:

Blue Alpine Partners Limited  
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ  
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.



# BLUE ALPINE

PROPERTY CONSULTANTS