



TO LET

GROUND FLOOR, 12 HIGH STREET,
SWADLINCOTE, DERBYSHIRE, DE11
8HY

RETAIL

1,377 SqFt (127.92 SqM)

KEY FEATURES

- RENTAL - £15,000 PER ANNUM, EXCLUSIVE
- CLOSE PROXIMITY TO PUBLIC TRANSPORT AND PARKING
- SPACIOUS, OPEN-PLAN LAYOUT ADAPTABLE TO VARIOUS USES
- PROMINENT FRONTAGE WITH EXCELLENT SIGNAGE POTENTIAL

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LOCATION

The building is a terraced retail unit of traditional brick and tile construction located on High Street in the Derbyshire market town of Swadlincote. It's situated alongside a number of national occupiers, including Greggs, Boots, and Clarks.

Positioned in a highly visible, sought-after location on the popular High Street of Swadlincote, this commercial property offers an excellent opportunity for retailers, cafés, or service providers seeking maximum footfall and exposure.

Surrounded by a dynamic mix of national brands, independent shops, and thriving local businesses, the property benefits from constant pedestrian and vehicular traffic, making it ideal for both established businesses and new ventures.

DESCRIPTION

Internally, the ground floor provides an open plan retail space, welfare room, storage space and WC facilities.

Externally, the property has customer parking.

The landlord will be replacing the roof and the shop frontage is being upgraded.

ACCOMMODATION

The property has been measured on a net internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

Area	Sq Ft	Sq M
Ground Floor	1,377	127.92
Total	1,377	127.92

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Commercial, Business and Service), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (South Derbyshire Borough Council).

SERVICES

It is understood that all mains services, excluding gas, are connected to the property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £22,250.

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

TENURE

The property is available to rent by way of a new full repairing and insuring lease on the terms to be agreed.

PRICE

The property is available to rent at a figure of £15,000 per annum, exclusive of VAT and all other outgoings.

VAT

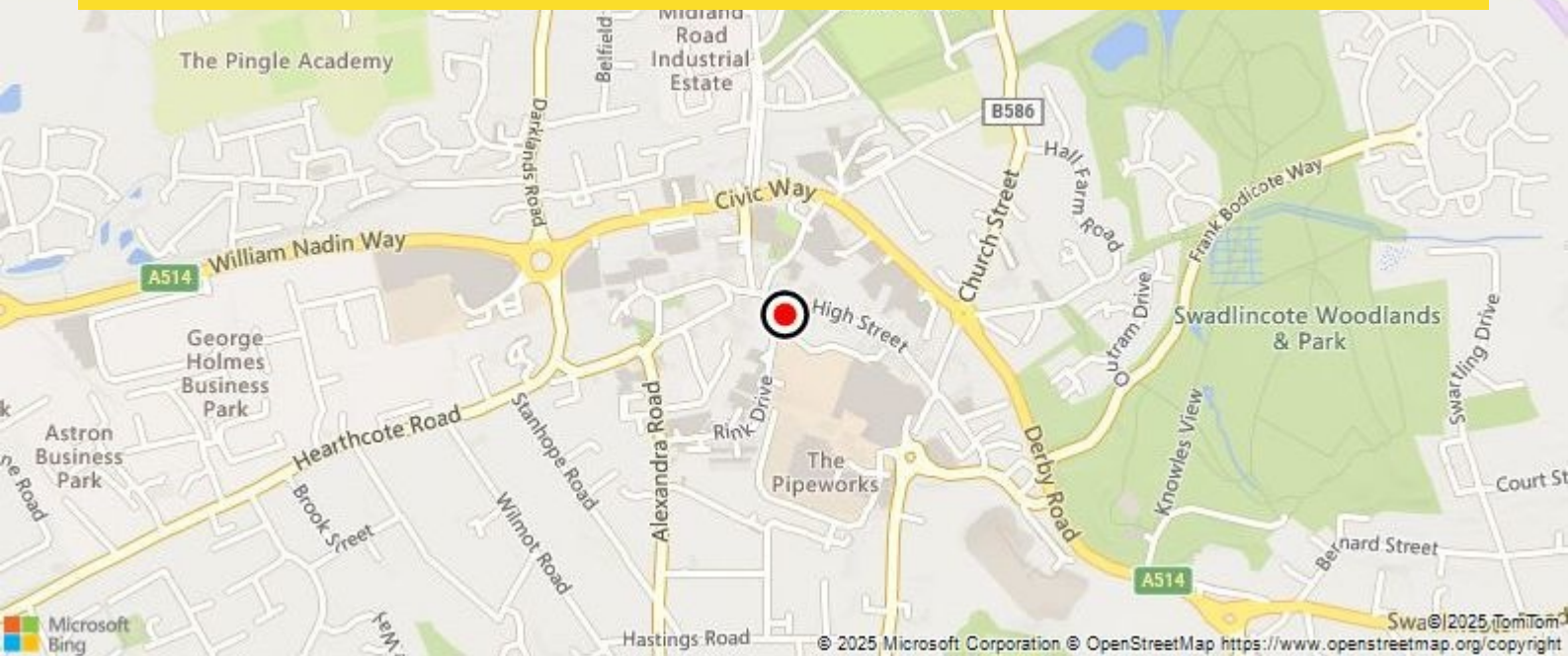
We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of B (48).

LEGAL COSTS

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



VIEWING

Viewing is via sole agents Rushton Hickman.



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