

# TO LET

## PRIME LOCATION

### GROUND FLOOR RETAIL ACCOMMODATION



CELEBRATING  
**30** YEARS  
OF PROPERTY  
CONSULTANCY

Unit 1, 50 High Street  
Swadlincote  
Derbyshire, DE11 8HS



**Rent: £18,000 p.a.x.**

- Comprising approximately 137.30m<sup>2</sup> / 1,478 sq ft net internal.
- Main retail area approximately 67.06m<sup>2</sup> / 722 sq ft. However, could extend to 129.50m<sup>2</sup> / 1,394 sq ft with the removal of the stud partition.
- Suitable for a variety of retail uses.
- Prominent location within the High Street in Swadlincote.
- Nearby occupiers include Poundstretcher, Peacocks and Morrisons.



## SALLOWAY



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## Location

Swadlincote is located approximately 5 miles south east of Burton on Trent, 9 miles south west of Derby and 4 miles north west of Ashby de la Zouch and has a population of approximately 28,000 and an estimated catchment area in excess of 100,000. The town is served by the A444 trunk road, whilst the M1 is approximately 12 miles due east.

The premises occupy a prime trading position on the pedestrianised High Street in close proximity of the pedestrian entrance to the Morrison's food store and other multiples including Poundstretcher and B&M.

## Description

The property comprises a ground floor retail shop with kitchen, storage and wc facilities. The property is of brick construction surmounted by a pitched, tile clad roof to the two storey section fronting High Street and a steel clad, insulated roof to the rear. The premises are accessed from the pedestrianised High Street via a powder coated, aluminium shop front.

The main retail area comprises a concrete floor with plastered and painted walls, suspended ceiling and fluorescent lighting. Heating is via air conditioning to the front retail area and to the rear, by electric storage heaters.

In addition, there is a kitchen and two wc's as well as a fire exit leading to the rear of the property.

## Accommodation

All areas referred to in these particulars are approximate.

### Ground Floor

|               |                                         |
|---------------|-----------------------------------------|
| Retail Areas: | 129.50m <sup>2</sup> / 1394 sq ft       |
| Kitchen:      | 7.80m <sup>2</sup> / 84 sq ft           |
| WC's:         | n/m                                     |
| <b>Total:</b> | <b>137.30m<sup>2</sup> / 1478 sq ft</b> |

## Services

Mains electricity, water, gas and drainage are connected to the property.

## Rates

Rateable Value: £14,500

For confirmation of Business Rates payable and eligibility for any rate relief that may apply, interested parties are advised to contact South Derbyshire District Council.

(South Derbyshire District Council)



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## Energy Performance Certificate

The property has an energy performance rating of Band D.

A copy of the energy performance certificate is available upon request.

## Lease Terms

The premises are available on a full repairing and insuring lease for a minimum term of three years, which will be subject to upward only rent reviews at three yearly intervals.

## Rent

**£18,000 per annum exclusive** which is to be payable quarterly in advance by standing order/direct debit.

## Value Added Tax

The rent will not be subject to value added tax.

## Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

## References

The Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees.

## Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

## Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

## Viewings

Viewings are strictly via prior appointment with the sole agents:-

### Salloway:

**Contact:** Anwar Hussain  
**Tel:** 01283 500030  
**Email:** anwar@salloway.com



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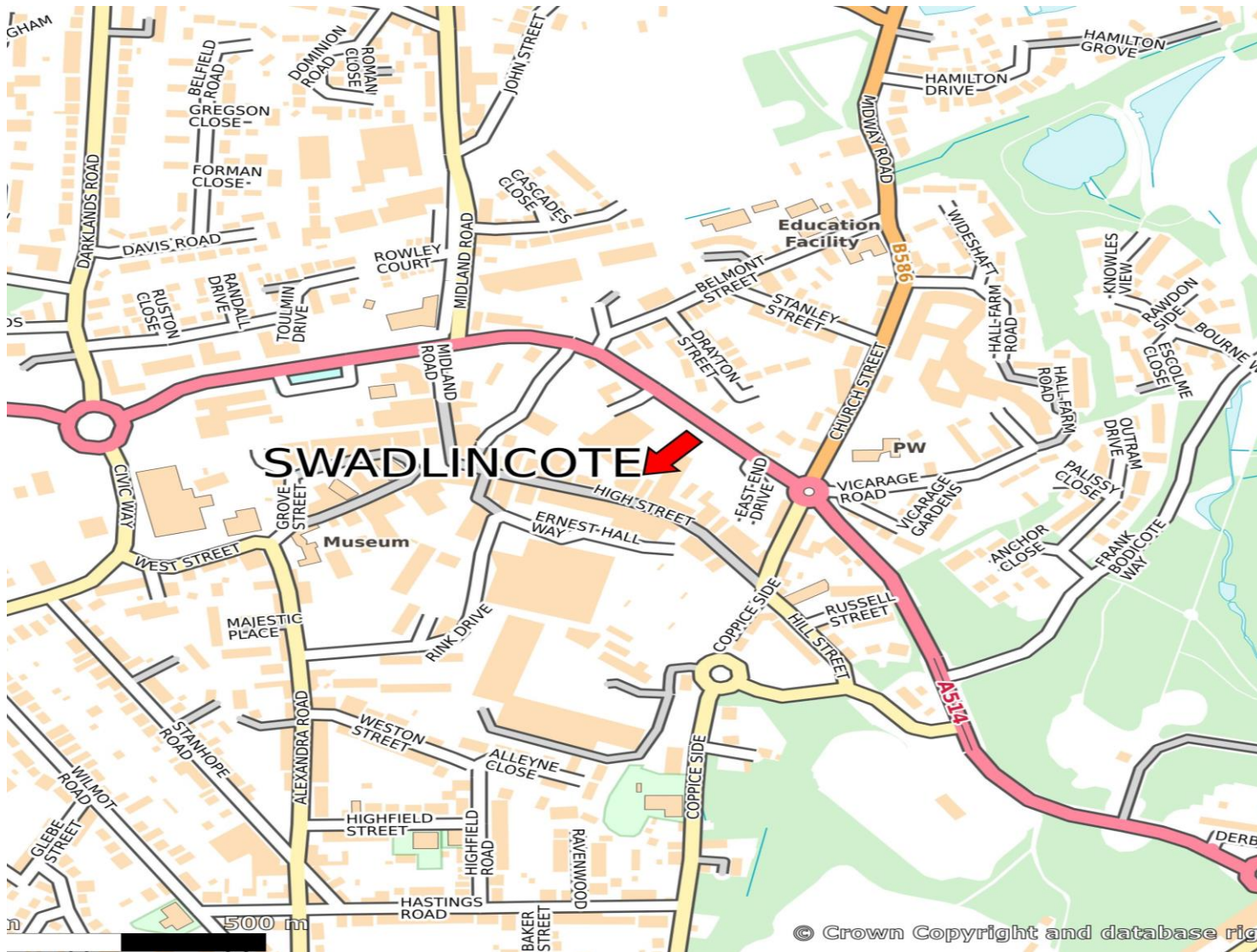
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**This brochure is intended to be a guide only so please read these important notes:**

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