



FOR SALE

84 HIGH STREET, NEWHALL,
SWADLINCOTE, DERBYSHIRE, DE11
OHT

**INVESTMENT
/ RETAIL**

236 SqFt (21.92 SqM)

KEY FEATURES

- PERFECT FOR AN OWNER OCCUPIER
- POTENTIAL INVESTMENT PREMISES
- FOR SALE FREEHOLD - £94,250
- NET INTERNAL AREA - 236 SQ. FT (21.92 SQ. M)

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LOCATION

Swadlincote is a large industrial town situated within the district of South Derbyshire, close to the border with Staffordshire. It is located approximately 15 miles south of Derby, 30 miles north of Birmingham and 22 miles northwest of Leicester.

The building is prominently positioned on High Street, Newhall which is a busy through road connecting Newhall to Swadlincote and Burton. The premises sits centrally within the village, with Post Office and Sainsburys local close by.

DESCRIPTION

The subject property comprises a single-storey modern, attractively refurbished retail building with skylights and intruder alarm system.

Internally, the property comprises an entrance lobby, two aesthetic suites and WC facilities.

Externally, the small piece of land immediately to the front of the property is currently used as a car parking space.

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
Sales Area	236	21.92
Total	236	21.92

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 District 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 £2,750.

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 subject property is available to purchase freehold as seen, with vacant possession.

PRICE

The property is available to purchase at offers around £94,250.

VAT

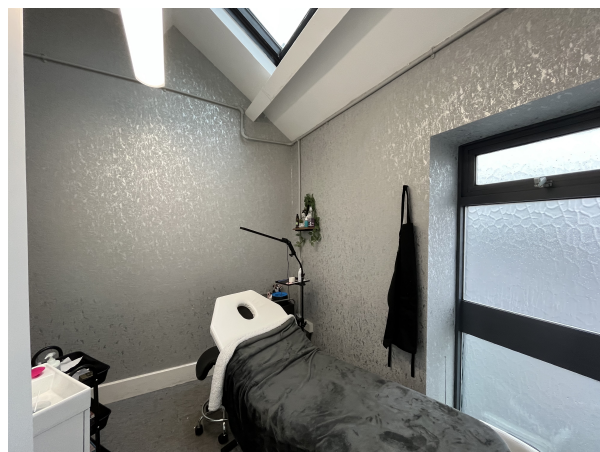
We are informed that VAT is not applicable on this transaction.

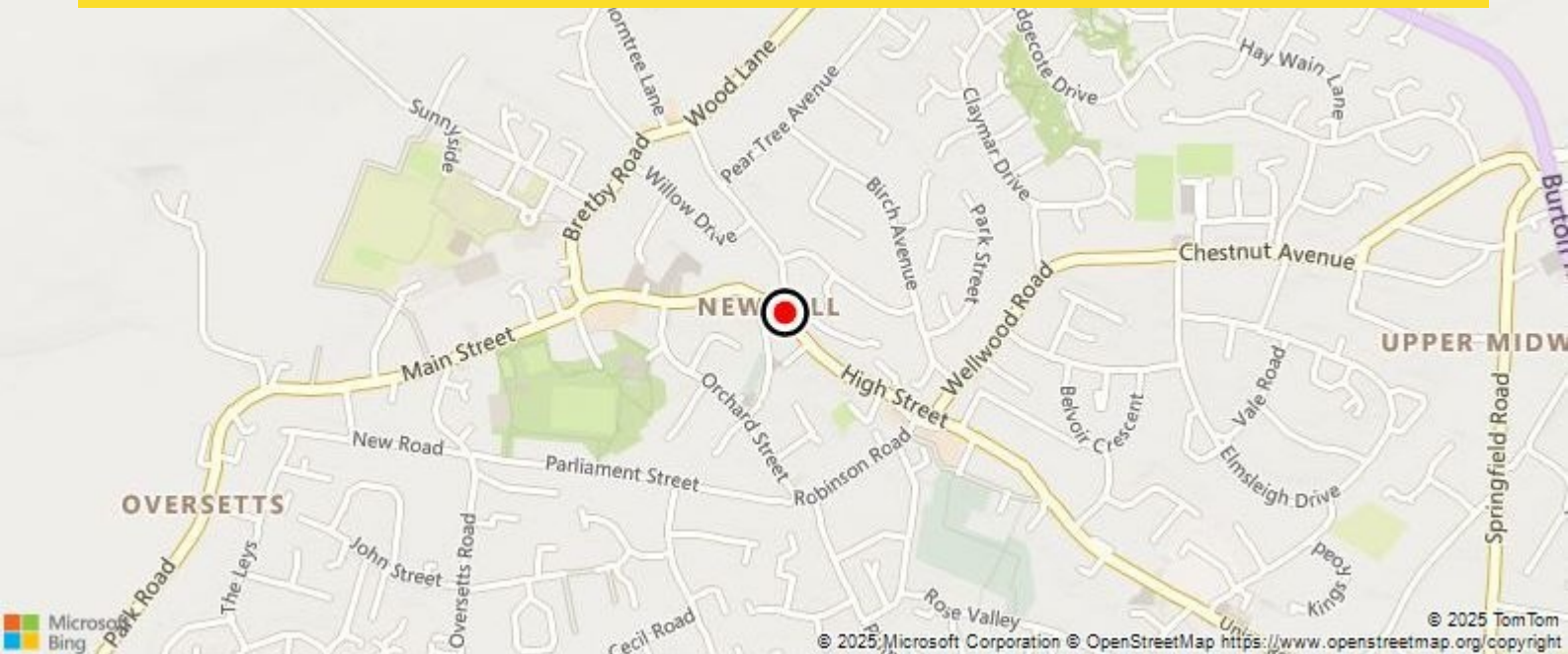
ENERGY PERFORMANCE CERTIFICATE

We are informed that the subject property is exempt from an EPC.

LEGAL COSTS

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





VIEWING

By appointment with Rushton Hickman.



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