



## FOR SALE

9 HIGH STREET, SWADLINCOTE,  
DERBYSHIRE, DE11 8JE

**INVESTMENT** 339 SqFt (31.49 SqM)

### KEY FEATURES

- INCOME PRODUCING INVESTMENT
- PROMINENT POSITION IN THE CENTRE OF SWADLINCOTE
- OFFERS IN THE REGION OF £115,000

FOLLOW US



01283 517747 | [www.rushtonhickman.com](http://www.rushtonhickman.com)

## LOCATION

The building is a semi-detached retail unit of traditional brick 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 high footfall and exposure.

## DESCRIPTION

The subject property provides an income-producing investment, providing a single-storey building currently utilised as a barber shop trading as Royals Barber.

The premises provide an open plan barber shop, welfare room, storage facilities and WC to the rear.

The accommodation is well fitted out throughout with the current tenant having redecorated the space at the start of their lease.

Externally, there is a small rear yard for refuse storage.

## 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
Total	339	31.49

## 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 £5,900.

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, subject to the existing tenancy, details as follows:

Let on a full repairing and insuring lease term of 6 years commencing 1st May 2024 at a current rental of £7,800 per annum, exclusive. There is a provision for a rent review on 1st May 2027 and there is no break option.

## PRICE

The property is available to purchase for offers in the region of £115,000.

## VAT

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

## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of D (96).

## LEGAL COSTS

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





## VIEWING

By appointment with Rushton Hickman.



### CONTACT

Graham Bancroft  
01283 517747  
graham.bancroft@rushtonhickman.com

REFERENCE C3311 - 14102025



FOLLOW US  

[www.rushtonhickman.com](http://www.rushtonhickman.com)

01283 517747

Conditions under which particulars are issued: Rushton Hickman Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Rushton Hickman Ltd has any authority to make or give any representation or warranty whatever in relation to this property.