



Unit 1B West Street, Swadlincote, East Midlands DE11 9DA

RETAIL/OFFICE

- ▶ **1,054 sq ft (97.9 sq m)**
- ▶ **Suitable for a variety of uses under Class E**
- ▶ **Central high street location**
- ▶ **Close to nearby parking**

For enquiries and viewings please contact:



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Location

The premises are situated within the heart of Swadlincote town centre in highly prominent position within the pedestrianised shopping precincts. Nearby occupiers including J D Wetherspoons Pub, Greggs, Birds Bakery, Nationwide and Tui.

Hepworth Retail Park on Coppice Side is a very short walk away which assists in achieving higher footfall levels. Retailers include, Morrisons, Iceland, Prezzo, Costa amongst others, alongside ample parking within a short walk.

Description

The premises comprises a former Post Office concession to the rear of the Nisa store which is being partitioned off and offered with the adjacent retail store to create a self-contained unit that could be used for a variety of uses.

The space totals 1,054 sq ft and has retail frontage and entrance leading into a small unit with kitchen and wc facilities, leading through to a large open plan area that benefits from suspended ceiling with inset light panels and tiled floor in the main section and strip lighting in the retail fronted section.

Accommodation

	Sq M	Sq Ft
Total	97.9	1,054

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property benefits from Class E (Business, Commerce and Services) consent under the Use Classes Order 1987 (as amended) and would be suitable for a variety of uses including retail, office, cafe and healthcare. Interested parties are advised to clarify their use direct with the local planning department, South Derbyshire District Council on 01283 595795.

Tenure

The premises are available on a new lease for a term to be agreed.

Business Rates

The business rates are to be assessed.

Rent

Rental on application

Service Charge

The tenant is responsible for a fair portion of the costs of the upkeep of the common areas. Service charge is available upon request.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B(50)

Viewings

Viewings are by appointment with sole agents Innes England

Information Pack

Class E.

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