



Hepworth Retail Park, Coppice Side, Swadlincote, Derbyshire DE11 9AA

RETAIL/RESTAURANT

- ▶ **Character premises of 2,548 sq ft**
- ▶ **Good on-site parking**
- ▶ **Prestigious modern courtyard development**
- ▶ **Adjacent to Morrisons**

For enquiries and viewings please contact:



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Location

Hepworth Retail Park is a large retail development located on Coppice Side close to Swadlincote town centre and the junction with Civic Way and Derby Road (A514)

The retail park is well tenanted with Morrisons occupying a 74,000 sq ft store along with New Look, Iceland, Home Bargains, Poundworld, Argos, Aldi, Subway, Prezzo and Costa Coffee

Swadlincote is a busy administrative centre located between Burton Upon Trent and Ashby de la Zouch on the A511

Description

The premises comprise ground floor and part first floor former brick and pipe works building that has had new windows installed, new concrete floors and roof made wind and water tight.

The premises are being offered in a shell condition with a rent free period being offered for the tenant to undertake a full fit-out.

Mains gas, electric and water are connected to the premises.

Accommodation

	Sq M	Sq Ft
Total	236.7	2,548
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Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Planning

The premises have Class A1 Retail consent under the Use Classes Order 1987.

The property is suitable for a variety of uses including restaurant, subject to planning. Enquiries should be made direct the planning department at Southern Derbyshire District Council on 01283 228706

Tenure

The premises are available on a new full repairing and insuring lease for a term of ten years.

Business Rates

The business rates would need to be re-assessed on occupation.

Rent

Rental £18,000 per annum exclusive

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 with this transaction.

EPC

An EPC will be available on request.

Date Produced: 29-May-2024



