



## TO LET

FIRST FLOOR, 12 HIGH STREET,  
SWADLINCOTE, DERBYSHIRE,  
DE11 8HY

RETAIL

535 - 1,735 SqFt  
(49.7 - 161.18 SqM)

### KEY FEATURES

- THREE FIRST FLOOR SELF-CONTAINED UNITS
- CAN BE TAKEN INDIVIDUALLY OR AS A COMBINATION
- WILL BE PRESENTED TO A SHELL SPECIFICATION READY FOR FIT OUT
- ADAPTABLE LAYOUT SUITABLE FOR A VARIETY OF USES

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## LOCATION

The building is a terraced retail unit of traditional brick and tile construction located on High Street in the Derbyshire market town of Swadlincote. It's situated alongside a number of nearby occupiers, including Greggs, Boots, and Clarks.

Positioned in a highly visible, sought after location on the popular High Street of Swadlincote, these first floor units offer an excellent opportunity for a variety of uses.

Surrounded by a dynamic mix of national brands, independent shops, and thriving local businesses, the property benefits from constant pedestrian and vehicular traffic, making it ideal for both established businesses and new ventures.

## DESCRIPTION

The subject property comprises three units on the first floor of High Street. Each unit can be taken independently or can be combined to create larger accommodation.

Units 1 and 2 will be accessed from a new entrance to the front of the property and lead to a first floor shared foyer, with Unit 3 having its own access to the rear of the property.

Each unit will be finished to a shell specification ready for an occupier to fit out internally to their satisfaction.

The units would suit a variety of uses such as hairdressers, beauticians, aesthetics, barber, restaurant, leisure use etc. subject to gaining any necessary consents.

## ACCOMMODATION

We have been provided with floor plans which confirm the following floor areas:

Area	Sq Ft	Sq M
Unit 1 - UNDER OFFER	604	56.11
Unit 2 - UNDER OFFER	535	49.7
Unit 3	596	55.37
<b>Total</b>	<b>1,735</b>	<b>161.18</b>

## 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

Upon completion of the units, the rating assessment will be required to be reassessed.

## TENURE

Each unit is available to rent either individually or together by way of a new full repairing and insuring lease on terms to be agreed.

## PRICE

Each unit is available to rent as follows:

Unit 1 - UNDER OFFER

Unit 2 - UNDER OFFER

Unit 3 - £7,000 per annum, exclusive

## VAT

We understand that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

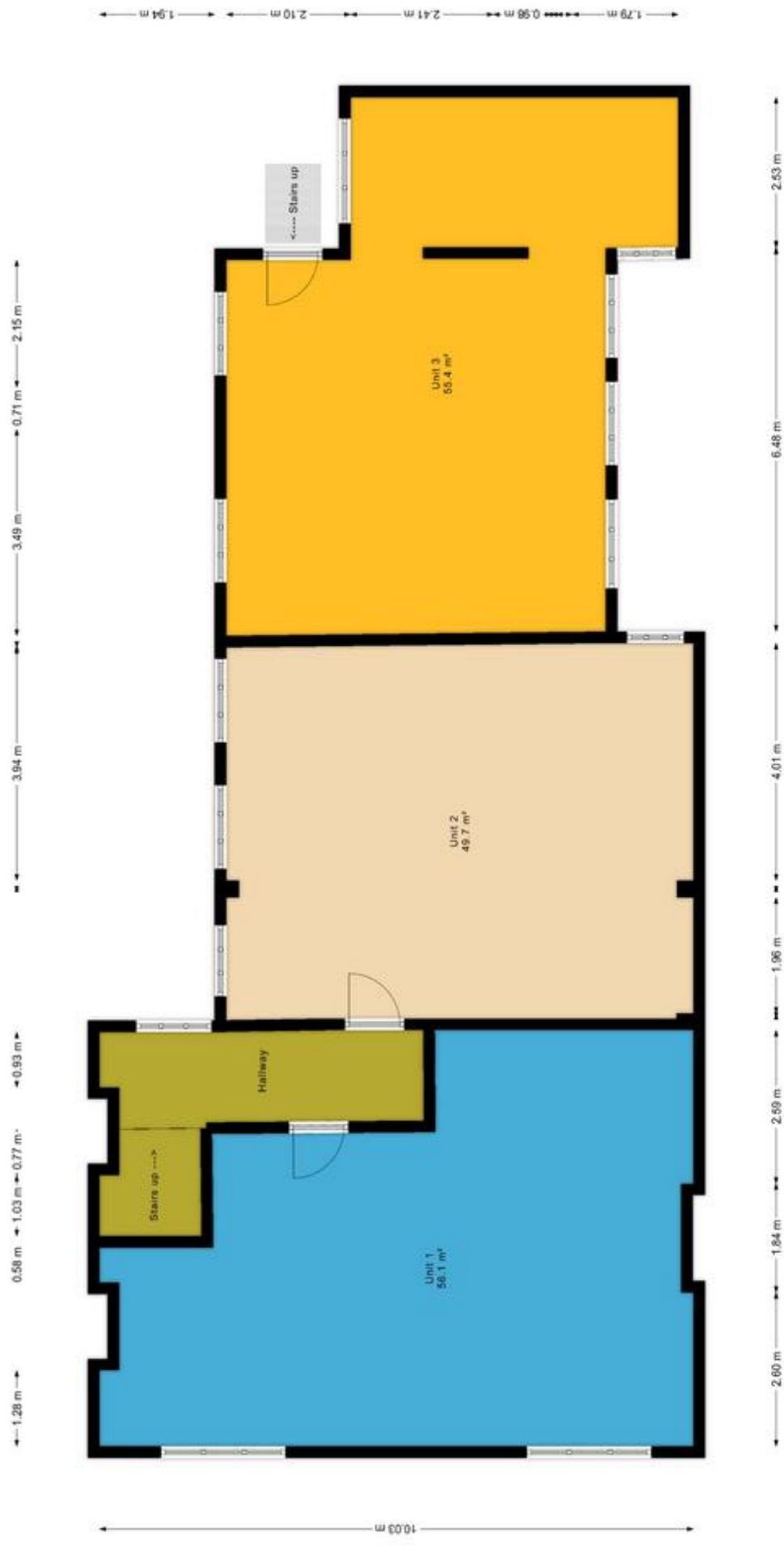
## ENERGY PERFORMANCE CERTIFICATE

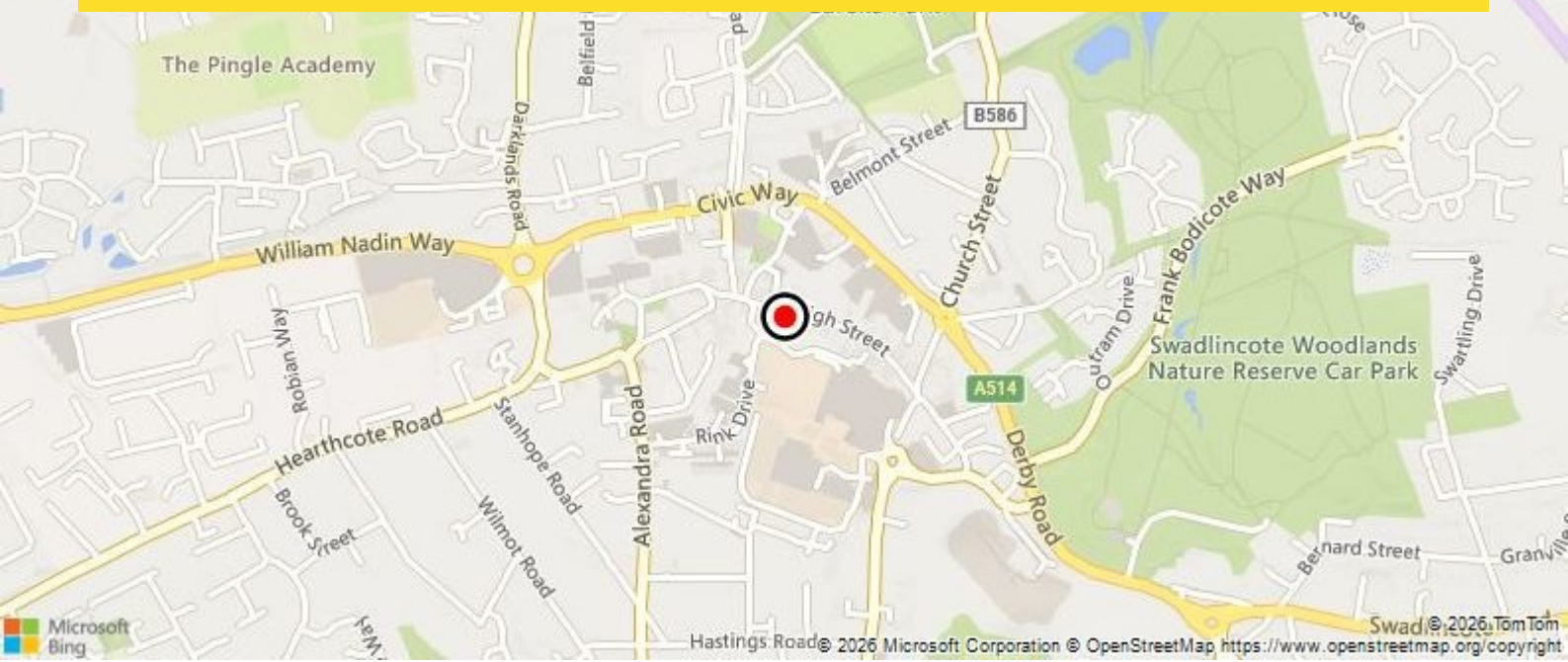
The subject property has an EPC rating of B (48).

## LEGAL COSTS

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

# 12 High Street – Upper Floor





## VIEWING

By prior appointment with sole agent Rushton Hickman.



### CONTACT

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