

SWADLINCOTE - MORRISONS SUPERMARKET - DE11 8HL



CAFÉ/RETAIL UNIT TO LET

RAWSTRON JOHNSON RETAIL AND LEISURE PROPERTY CONSULTANTS

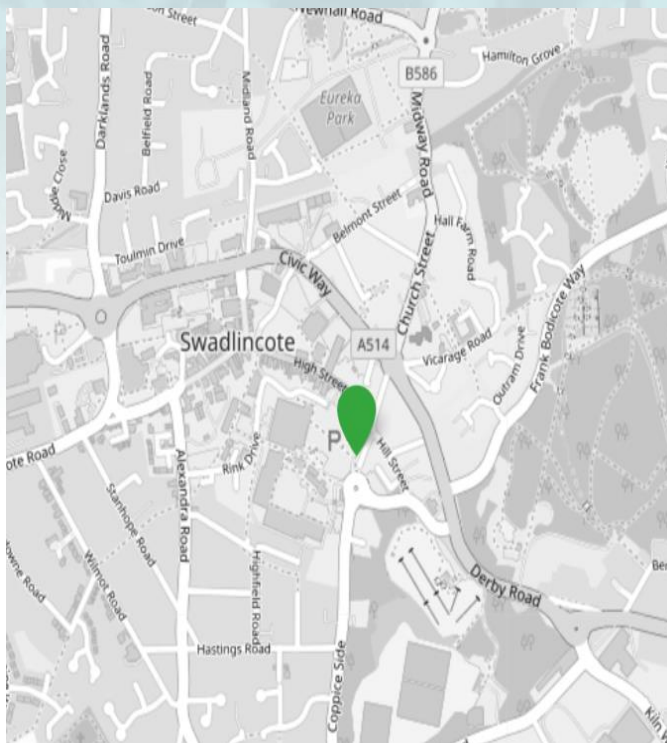
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LOCATION

Swadlincote is 6 miles north west of Burton-Upon-Trent and 5 miles south east of Ashby-de-la-Zouch. The town has a population of approximately 34,576 (Census, 2021).

Morrisons is one of the main supermarkets in Swadlincote and provides a range of in-store services for the surrounding suburbs.

The subject premises are located in a prominent position on the walkway between the supermarket and the High Street where national multiples including, **Birds Bakery**, **Card Factory**, and **Greggs** are located.



TERMS

The unit is available by way of new effectively full repairing and insuring lease at a commencing rent of £15,000 per annum.

The rent is inclusive of service charge and insurance costs. Further details available upon request.

ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | 919 sq ft (85.36 sq m)

- Subject to onsite verification

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £11,000

Interested parties are advised to make their own enquiries with the local rating authority for information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

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

VAT

All figures quoted are net of VAT, but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents, Rawstron Johnson – **0113 450 7000**

Email: adrian@rj-ltd.co.uk

SUBJECT TO CONTRACT



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Rawstron Johnson has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Rawstron Johnson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such item for their requirements.