

## SWADLINCOTE - MORRISONS SUPERMARKET - DE11 8HL



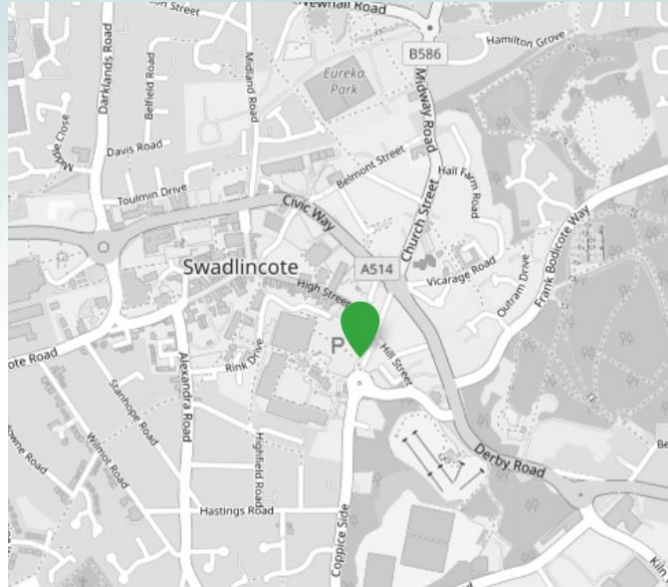
## CAFÉ/RETAIL UNIT TO LET

## 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 tenant will be responsible for 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)

## 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 an accurate assessment and 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](mailto:adrian@rj-ltd.co.uk) or [liam@rj-ltd.co.uk](mailto:liam@rj-ltd.co.uk)

## SUBJECT TO CONTRACT

