

SWADLINCOTE • MORRISONS SUPERMARKET • DE1 | 8HL



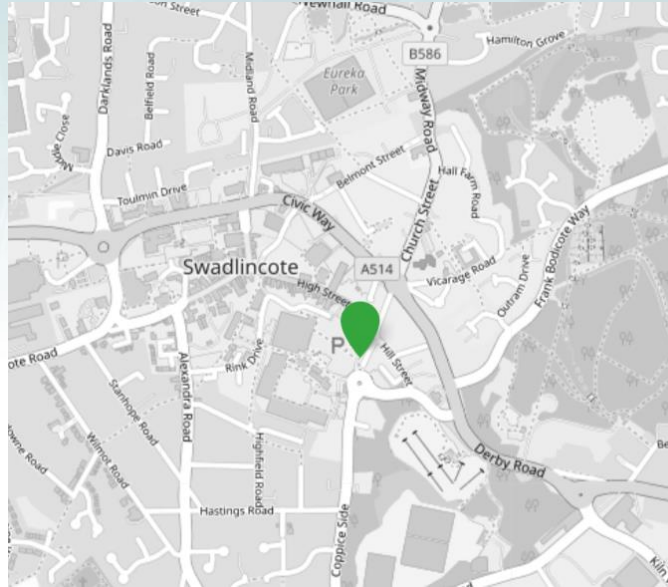
IN-STORE SUPERMARKET UNIT TO LET

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 adjacent to the main entrance to the store.



TERMS

The unit is available by way of new effectively full repairing and insuring lease at a commencing rent of £18,000 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 | 910 sq ft (84.55 sq m)

*Subject to onsite verification

RATING

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 or liam@rj-ltd.co.uk

SUBJECT TO CONTRACT

