

CHARTERED SURVEYORS

Swadlincote, 1 West Street, DE11 9DG

Retail Premises - Leasehold



LOCATION

The premises are situated along the pedestrianised section of West Street in a prominent position at its junction with Grove Street opposite the tourist information office and adjoined by **New Empire Casino** and **Ward & Brewin Undertakers**.

Other occupiers in close proximity include **Nisa**, **Star Foundation**, **JD Wetherspoons**, **Dean and Smedley Pharmacy** and **Nationwide Building Society**.

DESCRIPTION

The premises comprise ground floor retail accommodation together with first floor ancillary storage. The property also benefits from rear shared servicing.

ACCOMMODATION

Ground Floor Sales 73.52 sq m 791 sq ft First Floor Ancillary Storage 68.64 sq m 739 sq ft

TENURE

The premises are available by way of a new lease for a term of years to be agreed on a full repairing and insuring basis.



RENT

£8,500 per annum exclusive.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable value £27,000

Interested parties should verify this information with the local rating authority. The freeholders of the accommodation are in the process of making a challenge against the current rateable value for the subject property.

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred during this transaction.

EPC

Available upon application.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

Chris Gaskell

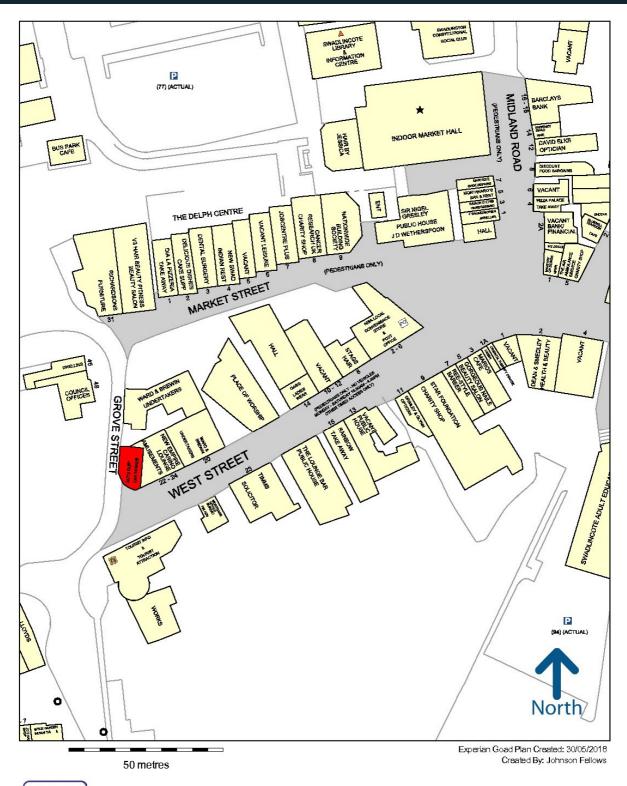
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JOHNSON FELLOWS

CHARTERED SURVEYORS



Map data

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