



FOR SALE

12 HIGH STREET, SWADLINCOTE,
DERBYSHIRE, DE11 8HY

INVESTMENT
(RETAIL)

3,272 SqFt (303.97 SqM)

KEY FEATURES

- LET TO THE RSPCA BURTON-ON-TRENT DISTRICT BRANCH
- CURRENT RENTAL INCOME £26,500 PER ANNUM
- QUOTING PRICE £295,000
- TOWN CENTRE LOCATION

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SITUATION AND DESCRIPTION

The building is located on High Street in the Derbyshire market town of Swadlincote alongside a number of national occupiers, including Santander, Greggs, Boots, Coral, Clarks, Lloyds, B&M and Morrisons.

The property itself is a terraced retail unit of traditional brick and tile construction. Internally it provides retail, storage, office and welfare over 3 floors with a total gross internal floor area of approximately **3,272 sq. ft (303.97 sq m)**.

Externally the property has customer parking and a garage / lock-up store with an area of approximately **499 sq. ft (46.36 sq m)**.

The property is currently let to the RSPCA Burton upon Trent & District Branch at £26,500 per annum for a lease term of 5 years beginning 25th June 2019 and ending 24th June 2024.



ACCOMMODATION

Area	Sq Ft	Sq M
Ground Floor Sales	1,256	116.68
Ground Floor Office	121	11.24
First Floor Sales	1,605	149.1
First Floor Kitchen	161	14.96
First Floor Office	72	6.69
WC1	28	2.6
WC2	27	2.51
Total	3,272	303.97

PRICE

The quoting price is £295,000.

TENURE

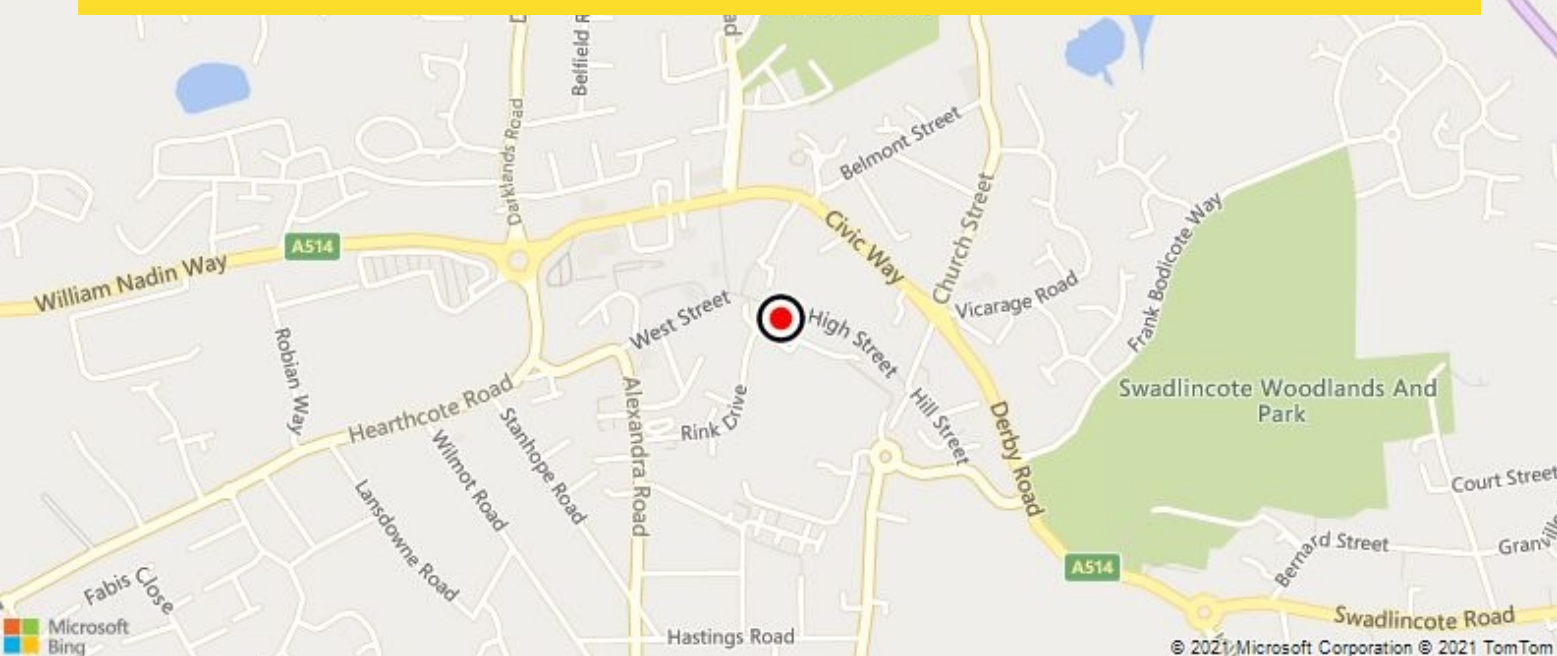
The quoting price is £295,000.

ENERGY PERFORMANCE CERTIFICATE

B (48)

LEGAL COSTS

Each party to be responsible for their own legal costs.



VIEWING

By appointment with Rushton Hickman Limited.



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