

Lot 56

£9,950 per annum exclusive

7 High Street, Swadlincote, Derbyshire DE11 8JE

Freehold Retail Investment



Side Elevation



Key Details

- Prominent town centre location
- 2018 fitted out takeaway
- New 10 year lease from 2018 (1)
- Nearby occupiers include Bodells Bar, Sir Nigel Gresley public house, Community Centre, Boots, Greggs, Tui and William Hill
- VAT-free investment

Location

Miles: 25 miles north-east of Birmingham
19 miles north-west of Leicester
5 miles south-east of Burton-on-Trent

Roads: A511, A444, A38, M1, A42

Rail: Burton-on-Trent

Air: East Midlands Airport, Birmingham Airport

Situation

Swadlincote is a market town located 5 miles south-east of Burton-on-Trent, 25 miles north-east of Birmingham and 19 miles north-west of Leicester, with a population of some 36,000. The town enjoys good communications, located between the A38, A42 and A511. The A511 provides access to the M1 Motorway 12 miles to the east. East Midlands Airport is 12 miles to the north-east. The property is situated on the northern side of the pedestrianised section of High Street, the town's main retail thoroughfare, at its junction with Belmont Street. Bodells Bar is located on Belmont Street together with a public car park. Nearby occupiers include Greggs (diagonally adjacent), Specsavers, Boots, HSBC, William Hill and Morrisons.

Description

The property comprises a ground floor takeaway and kitchen with ancillary staff/storage accommodation at first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Energy Performance Certificate

Band E. See legal pack at www.acutus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Leisure	64 sq m (689 sq ft)	GORWAY LIMITED	10 years from 31.08.2018 on a full repairing and insuring lease (1)	£9,950	2021, 2024 & 2027 (1)
First	Ancillary	47 sq m (506 sq ft)	t/a Swad Fish Bar (2)			
Total		111 sq m (1,195 sq ft)			£9,950	

(1) Tenant's option to determine on 31/08/2021 and 31/08/2024, upon 6 months' written notice.
(2) Website: www.swadfishbar.co.uk



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