

Swadlincote - 52 High Street, Derbyshire DE11 8HS
Freehold Vacant Retail with Re-Development Potential



BLUE ALPINE

PROPERTY CONSULTANTS



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Freehold Vacant Retail with Re-Development Potential



Investment Consideration:

- Purchase Price: £195,000
- Vacant possession
- ERV: £20,000 p.a. GIY: 10.26%
- VAT is NOT applicable to this property
- Comprises two-storey retail premises (Use Class E)
- Residential development potential of upper floor and ground floor re-development potential to split into two units, subject to obtaining the necessary consents
- Situated in the heart of the town centre with occupiers nearby including Superdrug, Cardfactory, Restaurant's, Greggs, Peacocks and Boots Pharmacy, amongst others.



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Property Description:

Comprises double fronted ground floor former bank premises with ancillary accommodation above, providing the following accommodation and dimensions:

Ground Floor: 138.05 sq m (1,486 sq ft)

Open plan retail, office, wc

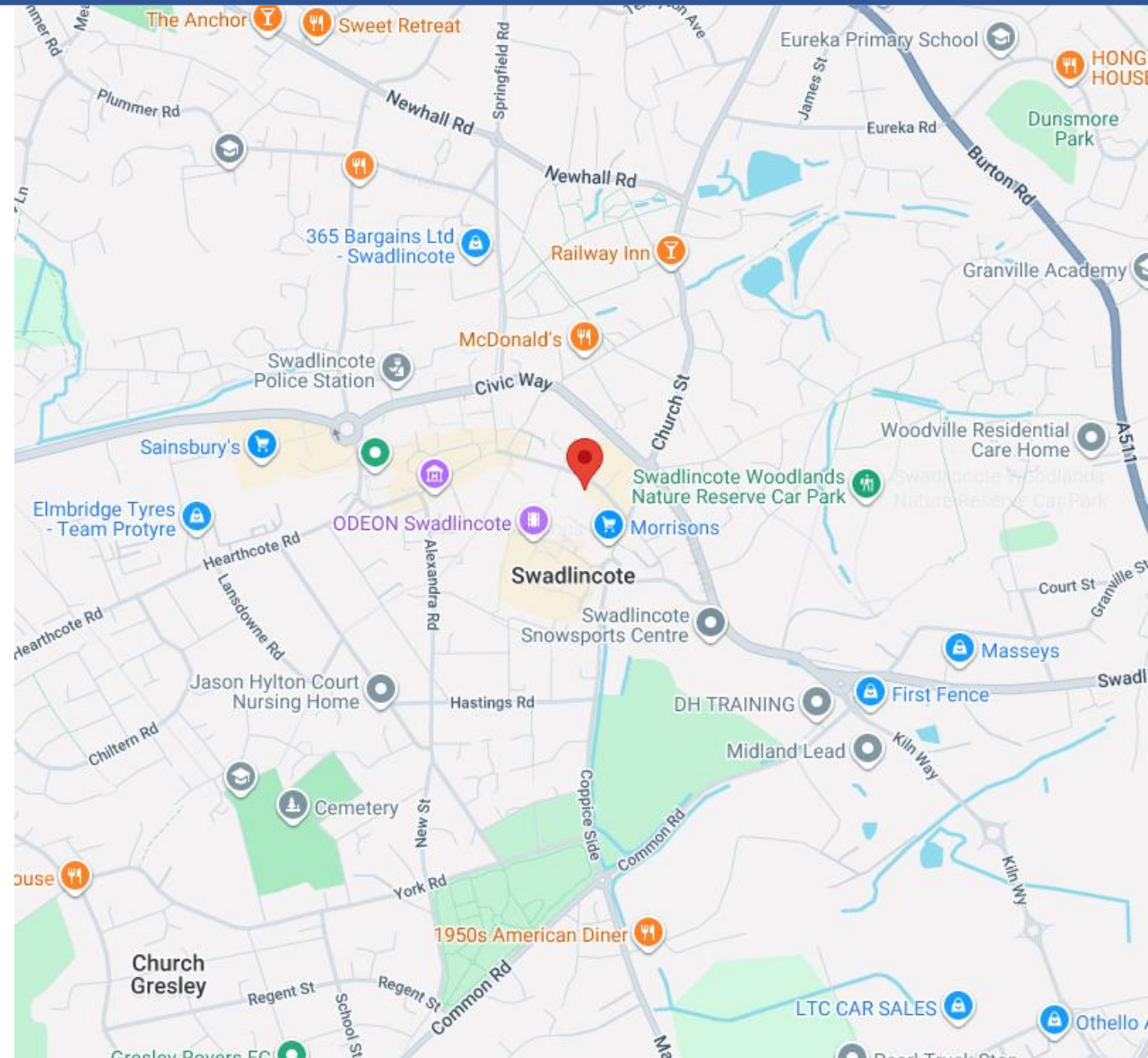
First Floor: 49.70 sq m (535 sq ft)

Ancillary, office, storage

Total GIA: 187.75 sq m (2,021 sq ft)

Location:

Swadlincote is a National Forest market town located about 15 miles south of Derby and 4 miles south-east of Burton-on-Trent and serves a population of some 36,000. The town enjoys good communications, being in between the A38 and A42, the latter giving access to the M1 Motorway and East Midlands Airport, some 14 miles to the north-east. The property is situated in the heart of the town centre with occupiers nearby including Superdrug, Cardfactory and more.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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