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PRIME SHOP UNIT TO LET

SWADLINCOTE

44 HIGH STREET, DERBYSHIRE, DE11 8HS.

LOCATION

Swadlincote is a former mining, market town in the district of South Derbyshire with a resident population of 32,000 and is located 5 miles southeast of Burton Upon Trent, 4 miles northwest of Ashby de la Zouch and 12 miles southwest of Derby.

DESCRIPTION

The property comprises a good sized ground floor retail unit with first floor storage/staff facilities. It is situated in a prime pedestrianised trading location in Swadlincote town centre adjoining **Peacocks**. Other nearby multiple retailers include **Clarks, Poundstretcher, Shoezone, Superdrug, B&M, Card Factory, Specsavers** etc.

ACCOMMODATION

Internal Width	**20 ft 10 in**	**6.34 m**
Shop Depth	**92 ft**	**28 m**
Ground Floor Sales	**1,906 sq ft**	**177.1 sq m**
First Floor Storage/Staff	**713 sq ft**	**66.3 sq m**

COMMENCING RENT

Offers are invited in the region of **£20,000 per annum**.

LEASE

The property is available by way of a new 10 year lease with a Year 5 rent review.

RATES

Rateable Value (2026)	**£18,750**
Interested parties are advised to make their own enquiries regarding rates payable for 2026/27.	

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446) or joint agents **FHP DOM ALSTON** (07890 568077)

EPC

The property has an **EPC rating of E**

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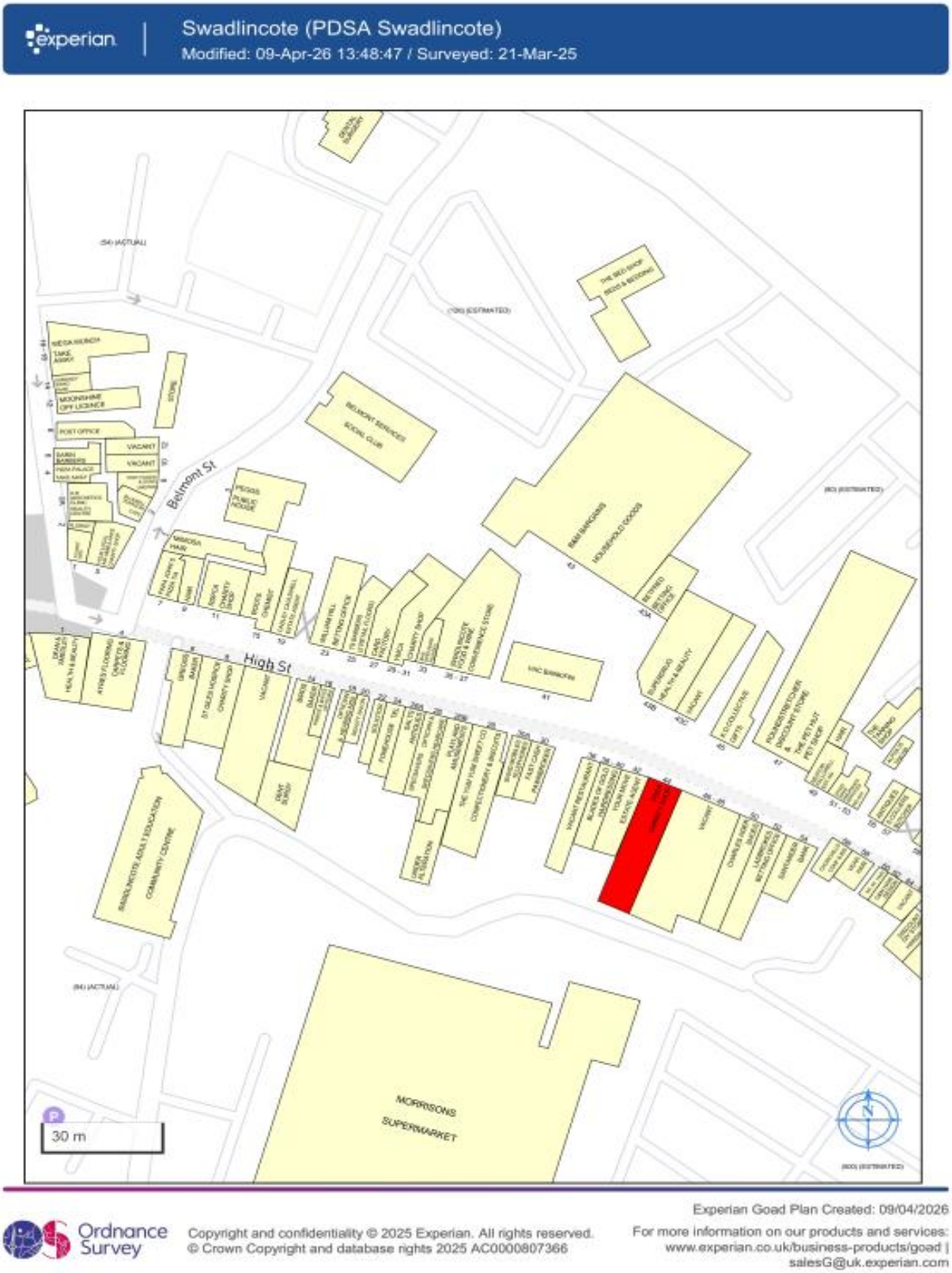

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