TO LET

CELEBRATING 25 YEARS OF PROPERTY CONSULTANCY

FORMER BARCLAYS BANK / RETAIL ACCOMMODATION

The Former Barclays Bank
18 Midland Road, Swadlincote
Derbyshire, DE11 0AL

Rent: £21,000 p.a.x.

- Ground floor retail accommodation comprising approximately 170.71m^2 / 1,830 sq ft (net internal).
- Prominent trading position close to the pedestrianised High Street.
- Flexible lease terms available.
- Ample free parking within walking distance.
- Rental incentives available.

SALLOWAY

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Location

Swadlincote is located approximately 5 miles south east of Burton on Trent, 9 miles south west of Derby and 4 miles north west of Ashby de la Zouch and has a population of approximately 28,000 and an estimated catchment area in excess of 100,000. The town is served by the A444 trunk road whilst the M1 is approximately 12 miles due east.

The premises occupy a prominent trading position on Midland Road close to the pedestrianised High Street and Square. Morrison's Food Store is within walking distance and other multiples including Boots, Clarks, HSBC and B & M are located on the High Street.

Description

The property comprises retail premises of brick construction surmounted by a part flat roof and part pitched tiled roof with a stone tiled façade with external UPVC shop front and entrance door.

Internally the property comprises a former banking hall/retail area with part carpet and part vinyl flooring with plaster and painted walls, suspended ceiling and lighting/fluorescent lighting and the heating is via gas central heating and comfort cooling. In addition off the main retail area to the front of the property is an office. To the rear of the retail area are two strong rooms which can be used for storage, a kitchen, two w.c's (male/female) and a further store/office to the rear of the property.

Externally to the rear of the property is a tarmac surfaced yard which can used for parking for up to four/five vehicles. Access to the rear yard is via Belmont Street.

In addition there is a fire alarm within the property.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor

Retail Area:	**113.12m² / 1,218 sq ft**
Office:	**14.22m² / 153 sq ft**
Strong Room/Store:	**9.30m² / 101 sq ft**
Second Strong Room/Store:	**7.21m² / 78 sq ft**
Kitchen:	**9.70m² / 105 sq ft**
Rear Store:	**16.30m² / 175 sq ft**
Male & Female w.c's:	**n/m**
Total (net internal)	**170.71m² / 1,830 sq ft**

Services

All mains services are connected to the premises.

Heating is via gas central heating and comfort cooling.

Rates

Rateable Value £22,500 (South Derbyshire District Council).

Energy Performance Certificate

The property has an energy performance rating of Band D.

A copy of the energy performance certificate is available upon request.

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Lease Terms

The premises are available on a full repairing and insuring lease for a flexible term which will be subject to upward only rent reviews at three yearly intervals.

Rent

£21,000 per annum exclusive, which is to be payable quarterly in advance by standing order/direct debit.

Value Added Tax

The rent will not be subject to value added tax.

Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

References

The Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees.

Legal Costs

The incoming Tenant is to be responsible for the Landlord's legal costs incurred in the transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Purchaser/Lessee.

Viewings

Viewings are strictly via prior appointment with the sole agents:-

Salloway:

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Rev:120180

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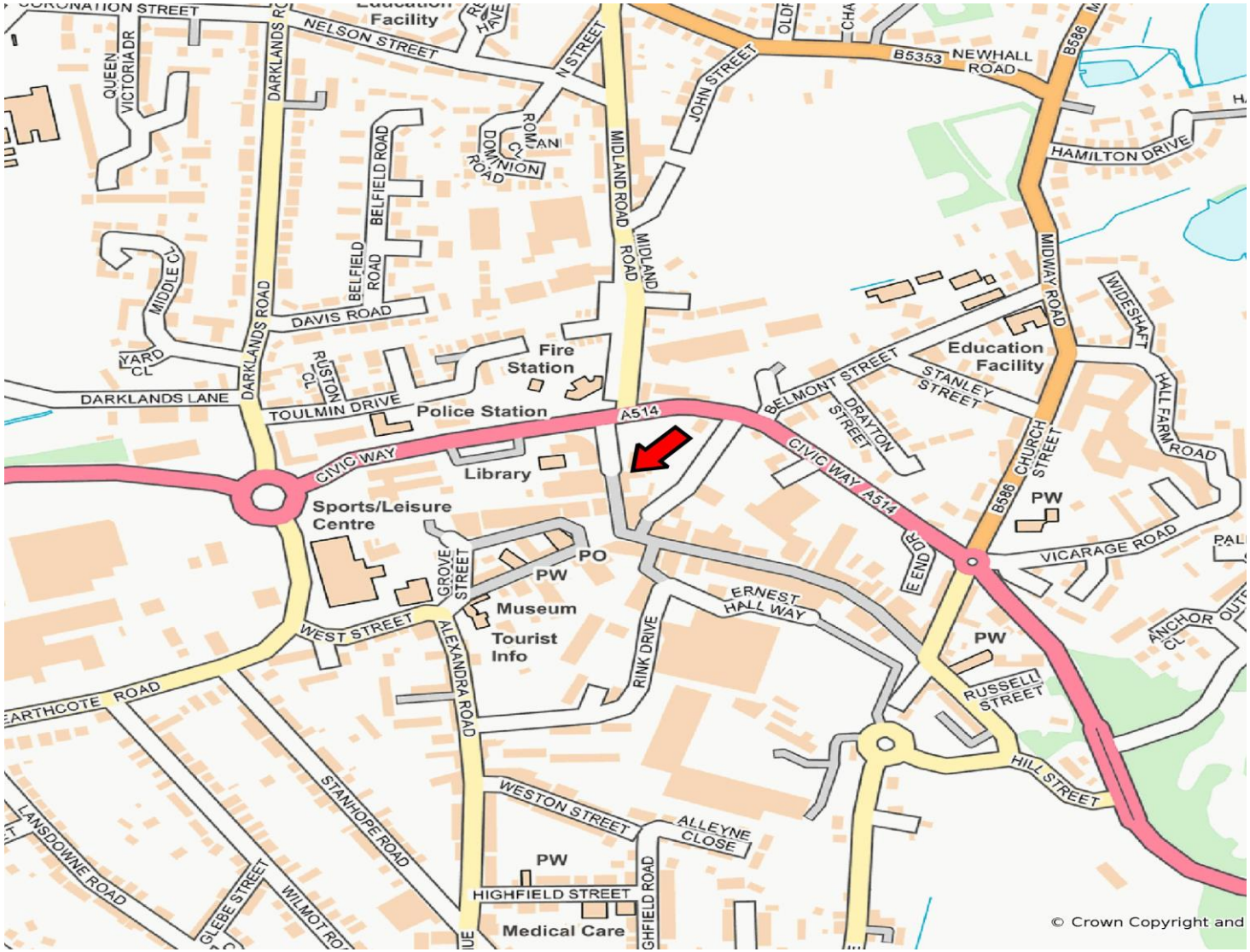

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