

Swadlincote

43 High Street Derbyshire DE11 8JE

- **Freehold Shop Investment**
- Let to Superdrug Stores plc
- Central pedestrianised location
- Lease expiring 2020 (no breaks)
- No VAT applicable
- Rent Review 2015
- Current Rent Reserved

£39,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Swadlincote is 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 a prominent position on the north side of the pedestrianised High Street in between its junctions with Belmont Street and Church Street. There are a number of public car parks to the rear of the property.

Occupiers close by include HSBC, Boots Chemist, Peacocks, Specsavers Opticians, Clinton Cards, Santander Bank and B & M.

Description

The property is arranged on ground floor only to provide a large regular shop unit.

The property provides the following accommodation and dimensions:

Gross Frontage (inc splay)	14.15 m	(46' 5")
Net Frontage	5.95 m	(19' 6")
Shop Depth	19.00 m	(61' 8")
Built Depth	27.35 m	(89' 9")
Ground Floor	226 sq m	(2,432 sq ft)

Tenancy

The entire property is at present let to SUPERDRUG STORES PLC for a term of 10 years from 29th September 2010 at a current rent of £39,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: Over 800 throughout the UK.

Website Address: www.superdrug.com

For the year ended 31st December 2013, Superdrug Stores plc reported a turnover of £1,010,212,000, a pre-tax profit of £28,982,000, shareholders' funds of £136,507,000 and a net worth of £122,235,000. (Source: riskdisk.com 26th September 2014)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

