

44 High Street | Swadlincote | DE11 8HS

Prominent retail unit in Swadlincote Town Centre

Ground Floor Sales
177.1m² (1,906ft²)

- Prominently situated on Swadlincote's High Street
- Prime location on the pedestrianised High Street
- Nearby occupiers include Peacocks, Superdrug, Card Factory, Greggs and Birds Bakery
- Quoting rent - £20,000 per annum exclusive



TO LET



Location



Gallery



Contact



Location

Swadlincote is a former mining, market town in the district of South Derbyshire with a resident population of 36,000 and is located 5 miles southeast of Burton Upon Trent, 4 miles northwest of Ashby de la Zouch and 12 miles southwest of Derby.

The subject property is prominently positioned on the prime, pedestrianised retail pitch of Swadlincote. It is in an established retail location with a host of quality national operators in the immediate vicinity including Peacocks, Superdrug, Card Factory, Greggs and Birds Bakery. Within close proximity to the subject property are a number of free local town car parks.

The property

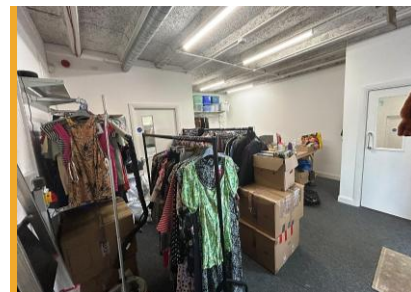
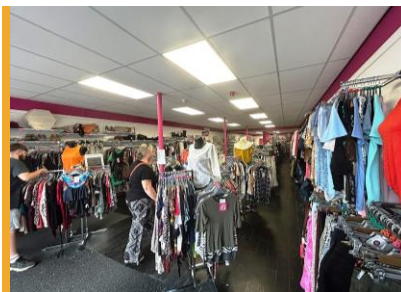
The property is a prominent ground and first floor retail unit. The ground floor provides a large open-plan sales area with storage/staff facilities on the first floor.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	177.1	1,906
First Floor/Storage/Staff	66.3	714
Total	243.4	2,620

(These measurements are given for information purposes only.)





Lease Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£20,000 per annum exclusive

Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

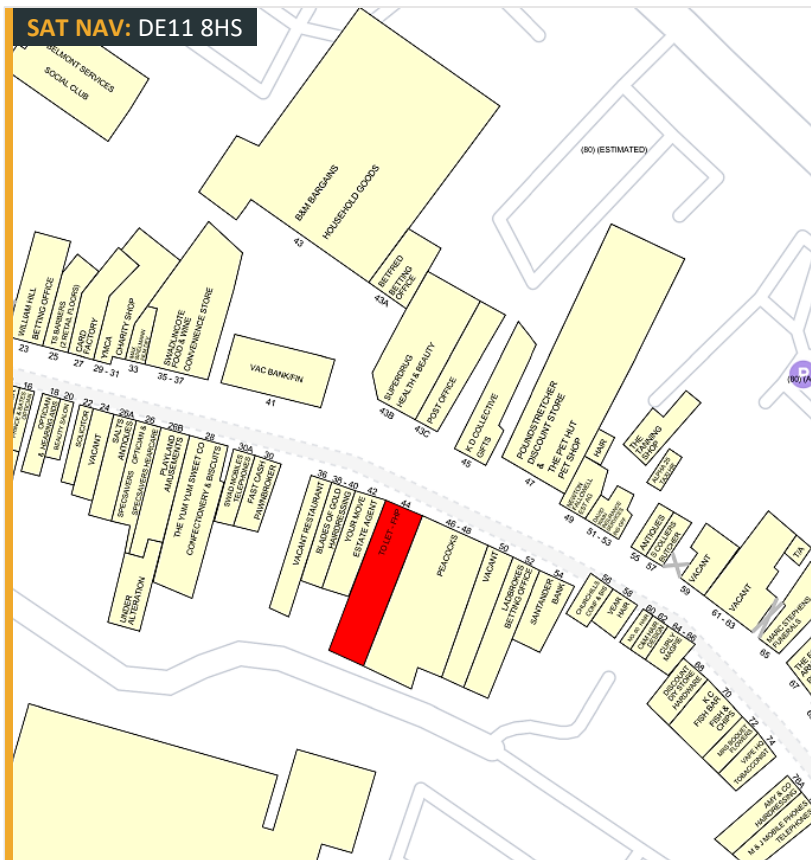
This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £18,750

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.



VAT

VAT is applicable on the rent.

EPC

The property has an EPC rating of C (71). A copy of the Energy Performance Certificate is available upon request.

Further Information

For further information or to arrange a viewing
please call or click on the emails or website below:-

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30/07/2026