

FOR SALE | £70,000 TO LET | £6,500 Per Annum  
Exclusive

Ground Floor Retail  
Premises



28, Pentrich Road, Swanwick, Alfreton, Derbyshire, DE55  
1BQ

491 Sq Ft | 45.61 Sq M

**DB**

DAVID BROWN



COMMERCIAL



## Location

Swanwick is a village in the administrative district of Amber Valley in Derbyshire with a population in the order of 5,000 persons. Nearby towns include Alfreton some 2.0 miles north and Ripley some 3.0 miles south.

The village lies at the junction of the B6179 and B6016 roads, close to the A38 trunk road.

The property is located on the south side of Pentrich Road adjacent to a residential dwelling which is on the junction with New Street.

The locality is generally residential albeit there is a Dentist surgery immediately to the west of the property as well as Swanwick Primary School and pre school close by.

## Description

The property comprises a single storey retail unit of brick elevations beneath a flat felt roof with frontage to Pentrich Road.

Internally the property provides an open plan retail sales / office with store rooms and a WC to the rear.

The property benefits from carpeted floors, painted plaster walls, fluorescent tube lighting and radiators. There is a gas-fired combi boiler installed for heating / hot water.

## Accommodation

We have measured the property according to Net Internal Area (NIA):

Description	Sq Ft	Sq M
Ground Floor	491	45.61
<b>TOTAL</b>	<b>491</b>	<b>45.61</b>

## Tenure

Leasehold / Freehold

## Services

All mains' services are connected to the property.

## Planning

Use Class E

## VAT

Not applicable.

## Deposit

A deposit may be payable subject to status.

## Business Rates

£5,100 as of the 2026 VOA rating list.

## Lease Terms

The property is available to let on new full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.

The property is available for sale with vacant possession.

## EPC

C (66) valid until October 2030.

## Insurance

The landlord will insure the premises and re-charge the premium to the tenant.

## Legal Costs

Each party is to be responsible for their own legal costs associated with this transaction.

## Anti-money laundering

Interested parties are to provide copies of their ID documents and a recent utility bill as part of AML checks.

## Additional Information

**Price**  
£70,000

**Rent**  
£6,500 Per Annum Exclusive

**Viewing**  
Viewing is strictly by prior appointment please contact Emily Stone for further information.

**Emily Stone**  
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