



TO LET

GROUND FLOOR, 21 STATION STREET,
BURTON UPON TRENT,
STAFFORDSHIRE, DE14 1AU

RETAIL 1,276 SqFt (118.54 SqM)

KEY FEATURES

- PROMINENT LOCATION IN PEDESTRIANISED AREA
- OCCUPIERS CLOSE BY INCLUDE COSTA COFFEE, DOMINOS PIZZA, CANCER RESEARCH AND CORAL
- SALES AREA - 720 SQ. FT (66.89 SQ. M)
- RENTAL - £17,500 PLUS VAT PER ANNUM, EXCLUSIVE

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LOCATION

The premises are situated within the principle retailing area of Burton upon Trent in the pedestrianised section of Station Street, close to the entrances to both Coopers Square and Burton Place shopping centre.

There are several public car parks close by.

DESCRIPTION

The subject property comprises a ground floor retail unit, with first floor ancillary storage space and staff facilities including a WC.

Internally, the property features an open plan sales area on the ground floor, comprising vinyl flooring, suspended ceiling, gas wall heaters and LED lighting. There is a small office to the rear of the ground floor sales area.

The first floor comprises ancillary storage plus staff facilities and a WC. The first floor is carpeted, with a mix of LED and fluorescent lighting, suspended ceiling and gas central heating.

ACCOMMODATION

The property has been measured on a net internal area basis in accordance with the RICS code of Measuring Practice (6th edition).

The accommodation is as follows:

Area	Sq Ft	Sq M
Ground Floor	720	66.89
First Floor	556	51.65
Total	1,276	118.54

PLANNING

We understand that the property has the benefit of planning consent for Use Class E (Commercial, Business and Service), but it may be suitable for alternative uses subject to all necessary consents.

Interested parties should confirm all planning information with the local authority (East Staffordshire Borough Council).

SERVICES

It is understood that all mains services are connected to the property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £15,250.

This is not the figure that would be payable and interested parties should contact the Local Authority in relation to the amount payable and if discounts such as small business relief may be applicable.

TENURE

The subject property is available on a new lease upon terms to be agreed.

PRICE

The property is available to rent at a figure of £17,500 per annum, exclusive of VAT and all other outgoings.

VAT

We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

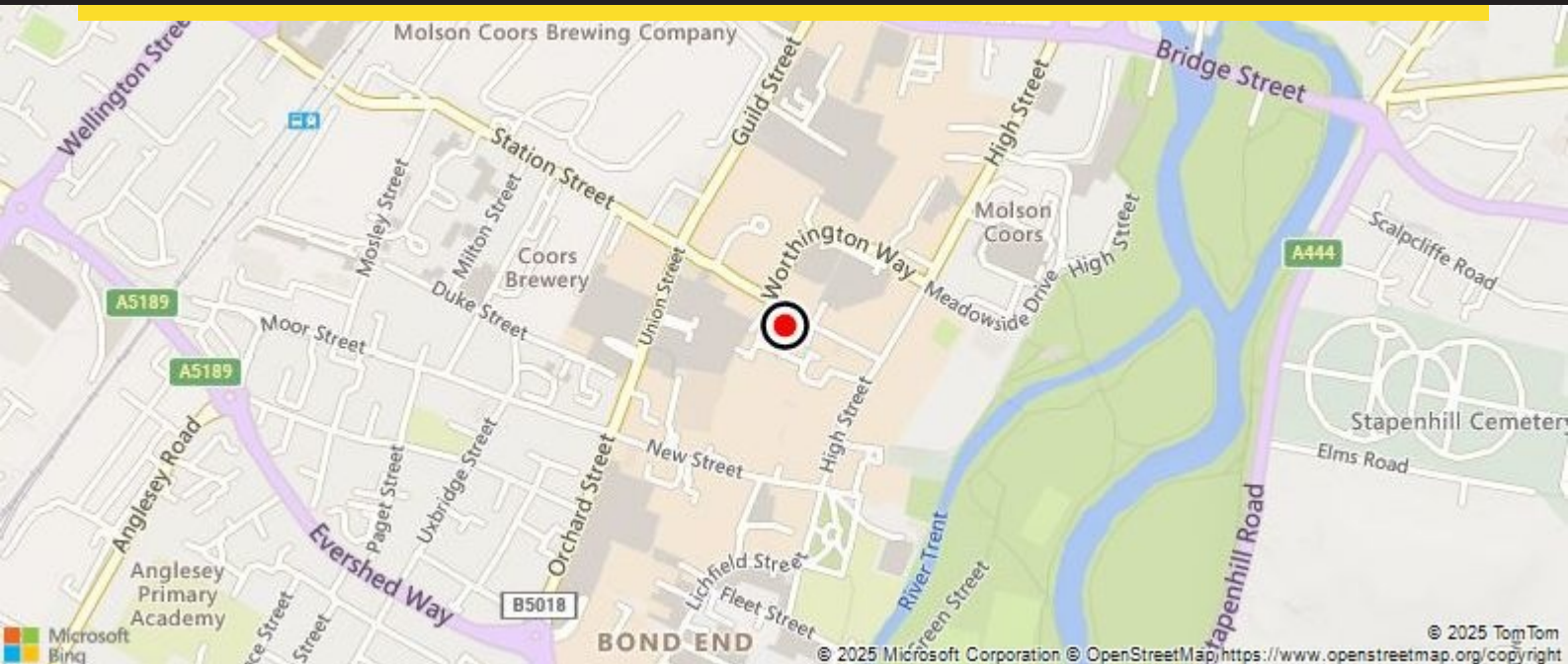
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of D (85).

LEGAL COSTS

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





VIEWING

By appointment with Rushton Hickman or our joint agent, Nicholas Brett & Co, 01527 875669.



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