



TO LET

**GROUND FLOOR, 207 STATION
STREET, BURTON UPON TRENT,
STAFFORDSHIRE, DE14 1AN**

RETAIL 507 SqFt (47.1 SqM)

KEY FEATURES

- PROMINENT LOCATION IN PEDESTRIANISED AREA
- POTENTIAL SALES AREA - 507 SQ. FT (47.1 SQ. M)
- RENTAL - £17,000 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 junction with High Street.

DESCRIPTION

The subject property is situated on the ground floor and is currently configured as a former funeral director's office but would also be suitable for a variety of alternative retail uses, subject to consent.

Internally, the property features three individual rooms, along with rear ancillary staff facilities and a WC. The property is equipped with electric heaters, LED lighting and laminate flooring.

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
Potential Sales Area	507	47.1
Kitchen	70	6.5
Total	507	47.1

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 the property has mains electricity, water and drainage.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £9,700.

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 premises are available on a brand new lease for a flexible term of years, incorporating three yearly rent reviews.

The tenant will be directly responsible for all internal repairs to the property, plus external repairs to the building by way of a service charge.

PRICE

The property is available to rent at a figure of £17,000 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.

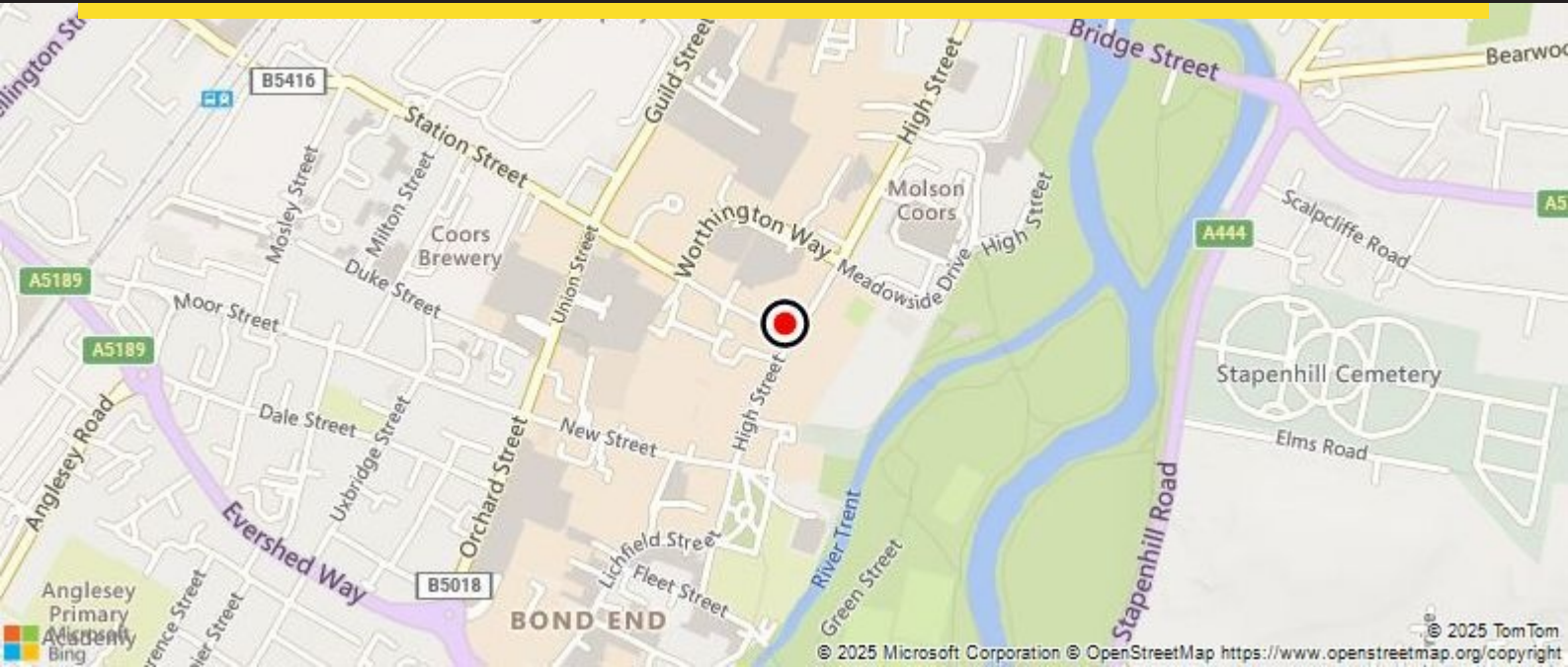
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of D (79).

LEGAL COSTS

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





VIEWING

By appointment with Rushton Hickman.



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