



## TO LET

181 STATION STREET, BURTON UPON TRENT, STAFFORDSHIRE, DE14 1BN

**RETAIL** 1,198 SqFt (111.29 SqM)

### KEY FEATURES

- PROMINENT LOCATION IN THE CENTRE OF BURTON UPON TRENT
- TWO-STOREY RETAIL / OFFICE PREMISES
- RENTAL - £12,995 PER ANNUM, EXCLUSIVE

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## LOCATION

The property is located on Station Street, situated on the cross junction with Worthington Way. The premises neighbours 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 / office unit, comprising a front sales area, two rear offices, kitchen and WC facilities. The first floor comprises two additional offices spaces.

Internally, the property features an open plan sales area on the ground floor, comprising Karndean flooring, suspended ceiling, LED lights and electric wall heaters.

The first floor comprises office facilities with LED lights and carpet 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
Ground Floor	779	72.37
First Floor	419	38.93
<b>Total</b>	<b>1,198</b>	<b>111.29</b>

## 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, excluding gas, are connected to the property.

## BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £11,500.

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 to lease by way of a new full repairing and insuring lease on terms to be agreed.

## PRICE

The property is available to rent at a figure of £12,995 per annum, exclusive of VAT and all other outgoings.

## VAT

We are informed that VAT is not applicable on this transaction.

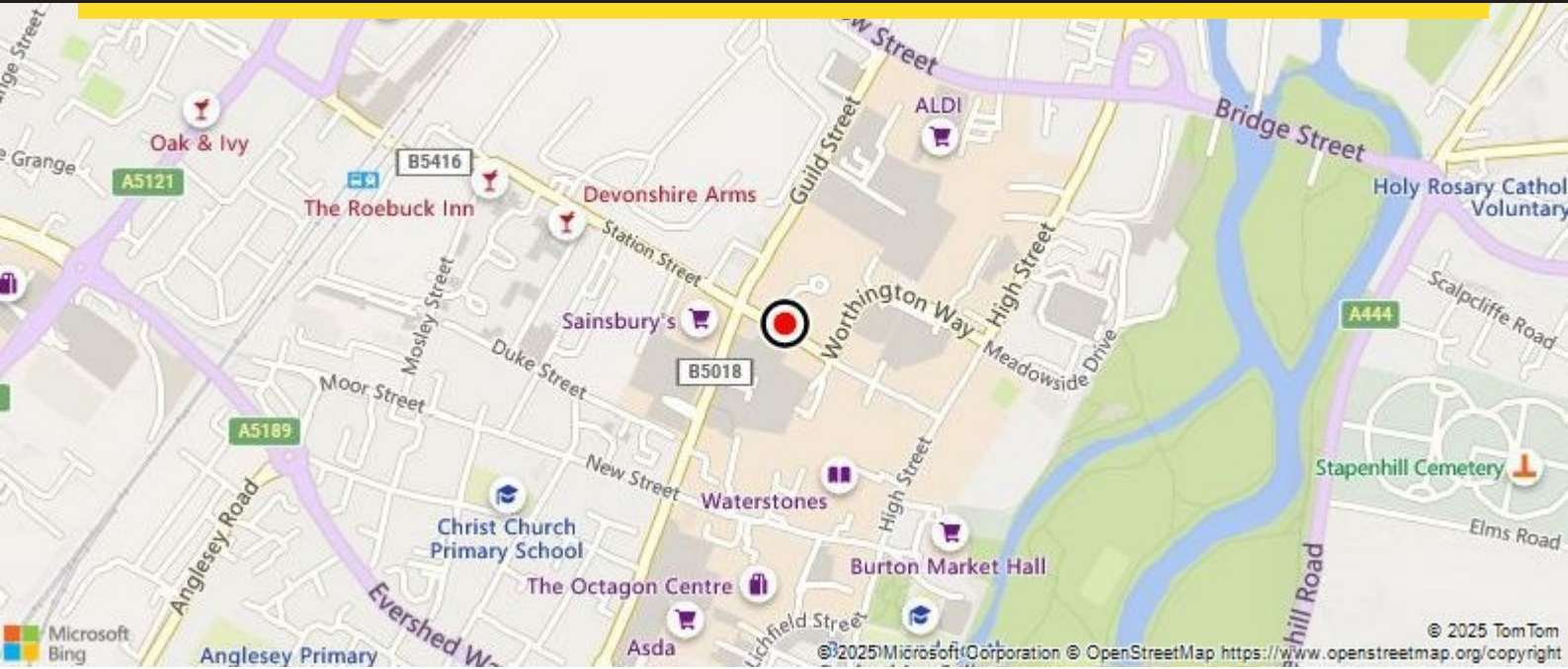
## ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of C (62).

## LEGAL COSTS

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





## VIEWING

By appointment with Rushton Hickman.



### CONTACT

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