



TO LET

**2 & 3 ABBEY ARCADE, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 1HA**

RETAIL 1,022 SqFt (94.94 SqM)

KEY FEATURES

- AVAILABLE AS A WHOLE OR SEPARATELY
- PROMINENT LOCATION
- AVAILABLE FOR A FLEXIBLE TERM OF YEARS
- SUITABLE FOR A VARIETY OF USES

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LOCATION

The premises form part of the Abbey Arcade retail development opposite the Burton Market Hall and Market Place. The Abbey Arcade is situated on the High Street, in a prominent location opposite one of the main entrances to Coopers Square Shopping Centre.

DESCRIPTION

The subject property is located within Abbey Arcade, currently configured as two separate, self-contained units with entrances directly from the arcade. The units were previously used as a bakery and barbershop but would be suitable for a variety of alternative uses, subject to consent.

Each unit features a classic, heritage-inspired shopfront design. Internally, both units offer an open-plan sales area with original parquet flooring, high ceilings and a combination of modern LED pendant and wall lighting, with WC facilities and storage to the rear. 2 Abbey Arcade benefits from a statement spiral staircase leading to additional first-floor ancillary accommodation.

Additionally, the property benefits from nearby parking within the town centre car parks.

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
2 Abbey Arcade		
Ground Floor Sales	303	28.15
Rear Storage	49	4.55
First Floor	306	28.43
3 Abbey Arcade		
Ground Floor Sales	315	29.26
Rear Storage	49	4.55
Total	1,022	94.94

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

We understand that all mains' services excluding gas are connected at the subject property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £16,000.

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 lease will be excluded from the provisions of the Landlord and Tenant Act (Pt.II) 1954 ss. 24-28.

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

PRICE

The property is available to rent at a figure of £14,000 per annum.

If the units are taken separately, the rental is as follows:

2 Abbey Arcade - £8,500 per annum

3 Abbey Arcade - £7,500 per annum

VAT

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

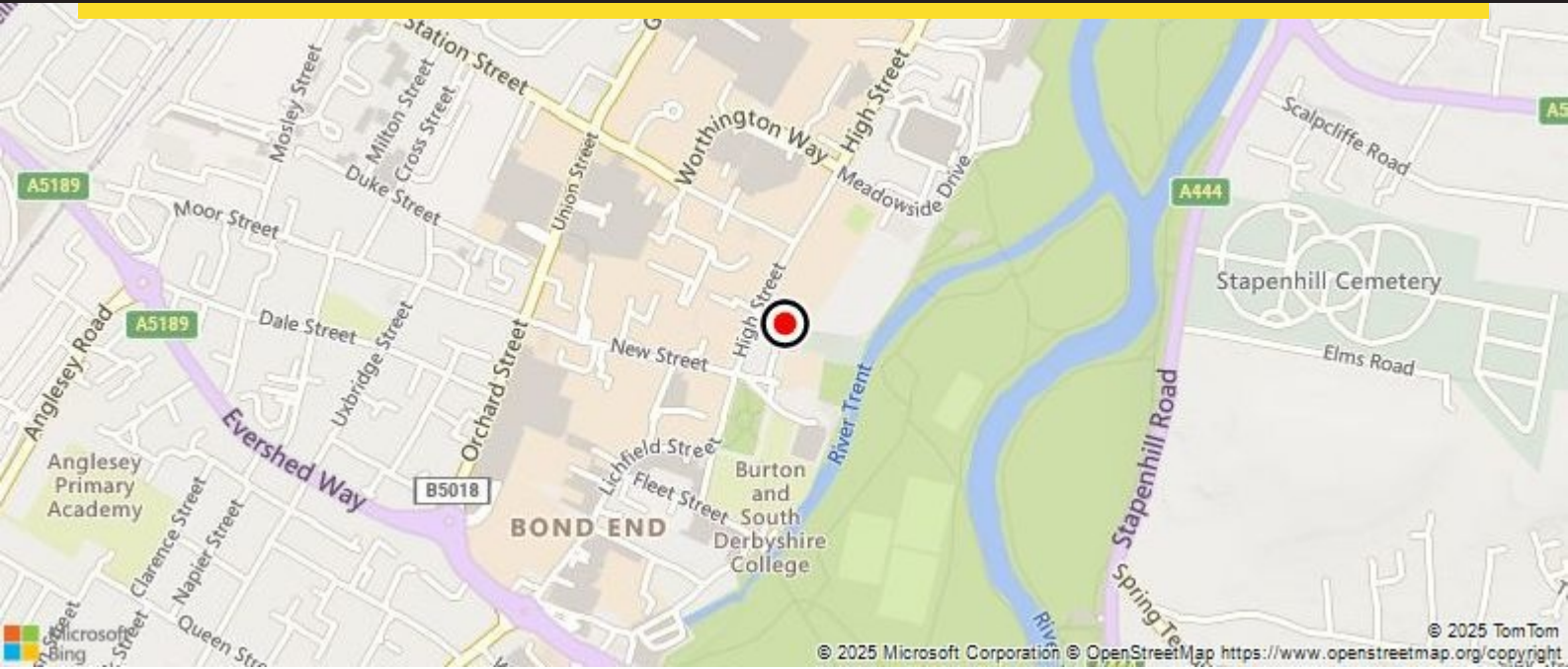
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of D (89).

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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