

TO LET

SELF CONTAINED GROUND FLOOR RETAIL UNIT (FORMERLY OPERATED AS A BEAUTY SALON)



CELEBRATING
30 YEARS
**OF PROPERTY
CONSULTANCY**

80 Station Street
Burton on Trent
Staffordshire
DE14 1BT



Rent: £800.00 per month. (No VAT)

- Self-contained ground floor accommodation presented to a high standard.
- Located in close proximity to Burton on Trent town centre.
- Comprising approximately 39.79m² / 428 sq ft (net internal).
- Suitable for a variety of retail or alternative commercial uses, subject to planning consent where applicable.
- Very well-presented accommodation in a prominent position.



Simon Walker

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Location

Burton on Trent is a large industrial town having a population in the region of 86,000 situated within the borough of East Staffordshire, adjacent to the A38 dual carriageway. The town lies approximately 15 miles southwest of Derby and benefits from convenient links via the A38 and A50 to the M1, M6 and national road network. East Midlands Airport is approximately 15 miles to the west, and Birmingham Airport is approximately 30 miles to the south.

Description

These ground floor premises are self contained and form part of a two storey, terraced row of retail units which occupies a prominent position close to Burton on Trent town centre and offers excellent business advertising potential to passing trade.

The property offers an attractive traditional period single glazed display shop frontage with ornate metal security entrance gates.

Internally, the property comprises a spacious open plan reception / retail area, a separate room which has potential for treatments/consultations and a separate WC.

Internally, the property presents very well and comprises:

Painted walls and ceilings throughout the property with lighting via flush LED spotlights installed in the main. The reception area has decorative painted wooden panelling to side walls and an LVT modern grey tile flooring.

The second room offers a modern vanity basin unit with hot/cold plumbing. There is also a wall mounted 4 drawers storage unit with marble effect work surface.

The flooring has a modern marble effect poured resin floor covering.

The property benefits from Mitsubishi heating and A/C cooling units installed in the reception and second room of the property.

Externally, there is a small courtyard area and shared service yard / bin stores area with gated access onto Milton Street.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor

Main reception / retail area	28.17m ² / 303 sq ft
Room 2:	11.62m ² / 125 sq ft
WC	N/M

Total (net internal): 39.79m² / 428 sq ft

Services

Mains electricity, water, and drainage are connected to the property.



SALLOWAY



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RICS



**DEALS
WINNER**

Rates

Rateable Value: £7,300 (1 April 2026 to present)

100% small business rate relief available.

For confirmation of Business Rates payable and eligibility for any rate relief that may apply, interested parties are advised to contact East Staffordshire Borough Council (ESBC).

Energy Performance Certificate

The property has an energy performance rating of Band B.

A copy of the energy performance certificate is available upon request.

Lease Terms

The premises are available on a full repairing lease for a flexible term.

Rent

£800.00 per calendar month exclusive.

The rent is payable monthly in advance by standing order/direct debit.

Value Added Tax

The rent will not be subject to value added tax.

Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be held by the Landlord for the duration of the term.

References

The Landlord will require references from interested parties to include their bank, accountant and landlord.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful Lessee.

Viewings

Viewings are strictly via prior appointment with the sole agents:-

Salloway:

Contact: Simon Walker
Tel: 01283 500030
Email: simon@salloway.com



Simon Walker

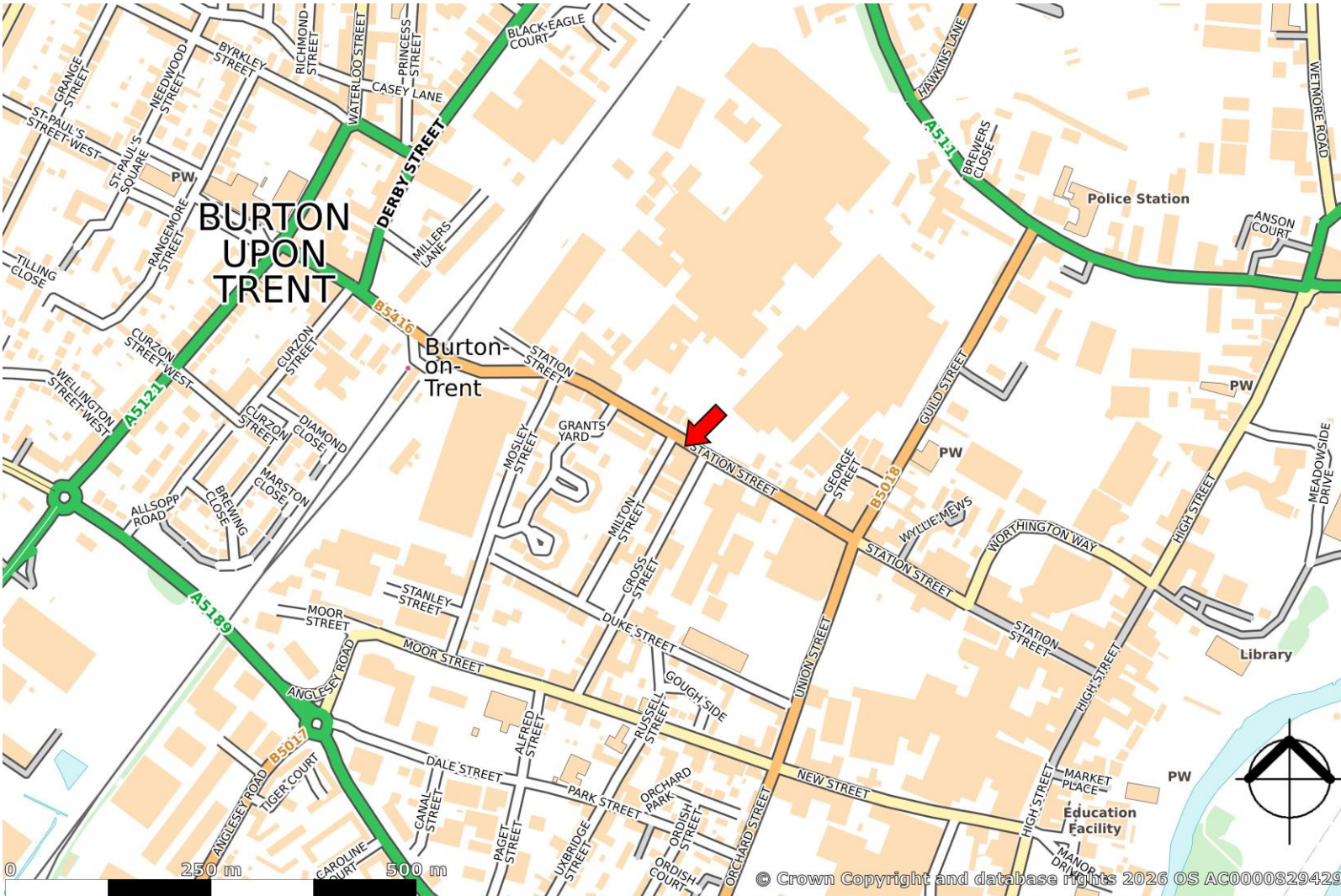
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This brochure is intended to be a guide only so please read these important notes:

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