

# TO LET

## NEWLY REFURBISHED SELF-CONTAINED GROUND FLOOR ACCOMMODATION



CELEBRATING 30 YEARS OF PROPERTY CONSULTANCY

Rear of Ground Floor  
43a Cross Street  
Burton on Trent  
Staffordshire, DE14 1EF



### Rent: £1,000 per month. (NO VAT)

- Refurbished self-contained ground floor accommodation presented to a high standard.
- Located in close proximity to Burton on Trent town centre.
- Comprising approximately 137.77m<sup>2</sup> / 1,481 sq ft (net internal).
- Suitable for a variety of commercial uses including Leisure use.
- Secure rear yard area.



Simon Walker

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## Location

The property is located on Milton Street in a mainly residential area and in close proximity to Burton on Trent town centre.

## Description

The property is of traditional Victorian era construction and was operated as a commercial print shop before being converted to modern office use.

Access is via a metal security gate and comprises internal reception lobby area and corridor, leading to two ground floor offices with a further large open plan office/function room, and kitchen. There are 2 separate WC's and a further separate disabled WC.

The property also benefits from a secure yard area approx. 12m x 3.5m with concrete surface.

Internally the property has recently been refurbished to offer suspended ceilings with integrated diffused LED lighting panels. Walls and all woodwork have been re-painted.

New carpet tile flooring has been installed to the offices, with coir matting and laminate flooring in the entrance lobby and corridor, laminate flooring to the kitchen and having tiled flooring to the WC's.

A gas central heating system with radiators throughout is installed.

Windows are traditional period single glazed wooden frames with UPVC double glazed units to the front elevation.

## Accommodation

All areas referred to in these particulars are approximate.

### Ground Floor

Large Office / Function Room: 94.63m<sup>2</sup> / 1,018 sq ft

Office 2: 18.79m<sup>2</sup> / 202 sq ft

Office 3: 13.92 m<sup>2</sup> / 149 sq ft

Kitchen: 10.43m<sup>2</sup> / 112 sq ft

**Total (net internal): 137.77m<sup>2</sup> / 1,481sq ft**

## Services

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

## Rates

Rateable Value: £8,000

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).



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## Energy Performance Certificate

The property has an energy performance rating of Band D.

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

**£1,000.00** 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:

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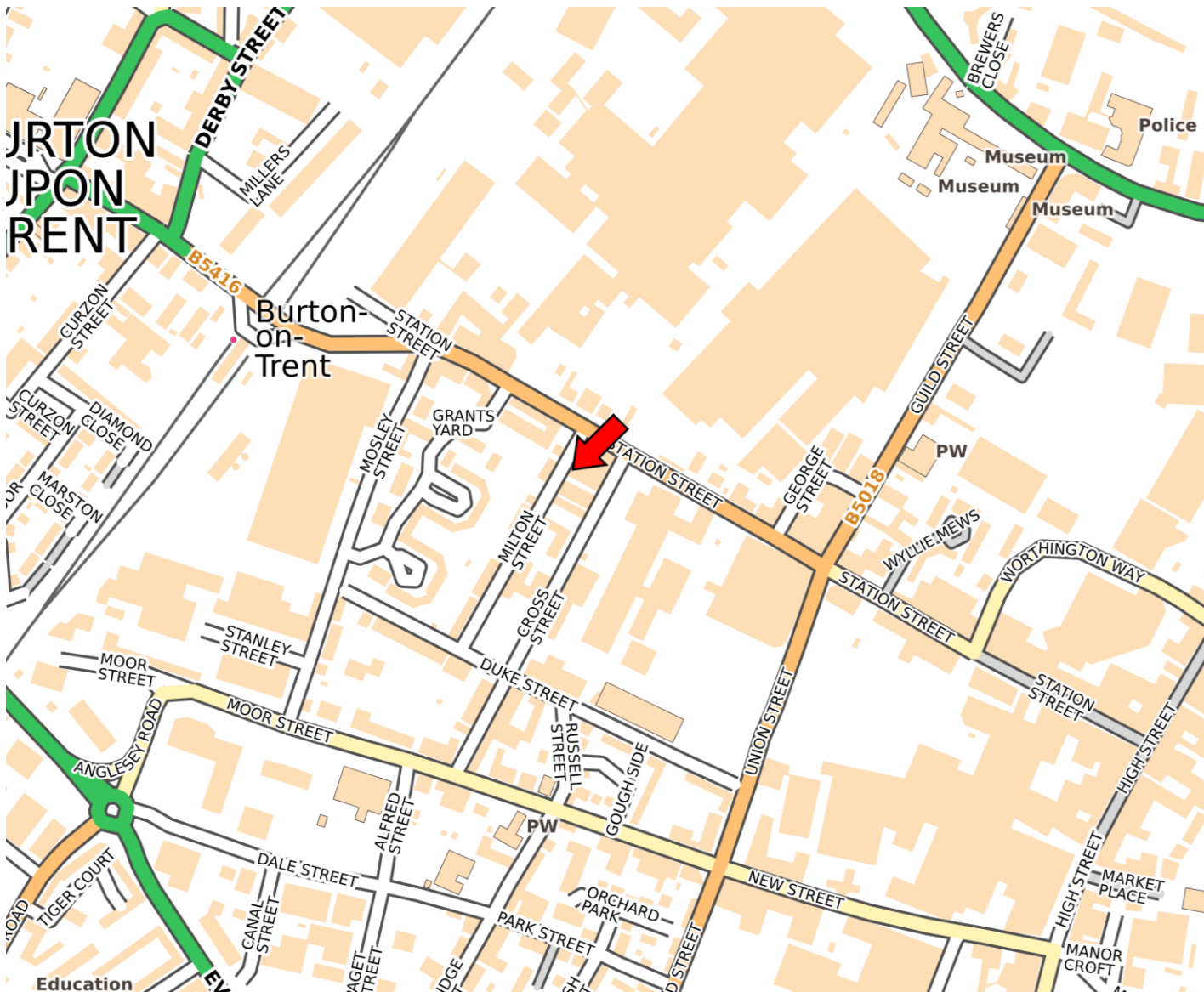


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**This brochure is intended to be a guide only so please read these important notes:**

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