



TO LET

172 CALAIS ROAD, BURTON UPON
TRENT, STAFFORDSHIRE, DE13 0UW

RETAIL 650.93 SqFt (60.47 SqM)

KEY FEATURES

- MODERN RETAIL SPACE IN A PROMINENT POSITION
- RENTAL - £10,000 PER ANNUM / £833 PER MONTH, EXCLUSIVE
- NET INTERNAL AREA - 650 SQ. FT (60.47 SQ. M)
- SUITABLE FOR A VARIETY OF USES

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LOCATION

The property is situated on the edge of Burton upon Trent in an area of mixed retail and residential uses.

Calais Road is an arterial route of Burton upon Trent which has an influx of passing traffic and footfall as it leads to Burton Hospital.

DESCRIPTION

The available space is located on the ground floor and is currently configured as a hairdressers/beauticians, but would be suitable for a variety of alternative retail uses, subject to consent.

Internally, the property features 4 individual rooms, along with rear ancillary staff facilities and a WC.

The property is equipped with LED lighting, laminate flooring and gas central heating.

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
Front Retail Sales Area	181.8	16.89
Retail Room 1	148.64	13.81
Retail Room 2	150.48	13.98
Retail Room 3	98.97	9.19
Kitchen	71.04	6.6
Total	650.93	60.47

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

Mains electricity, gas, water and drainage are connected to the premises. Interested parties are advised to make their own investigations to satisfy themselves for their suitability.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £3,350.

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 £10,000 per annum, exclusive of all other outgoings.

VAT

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

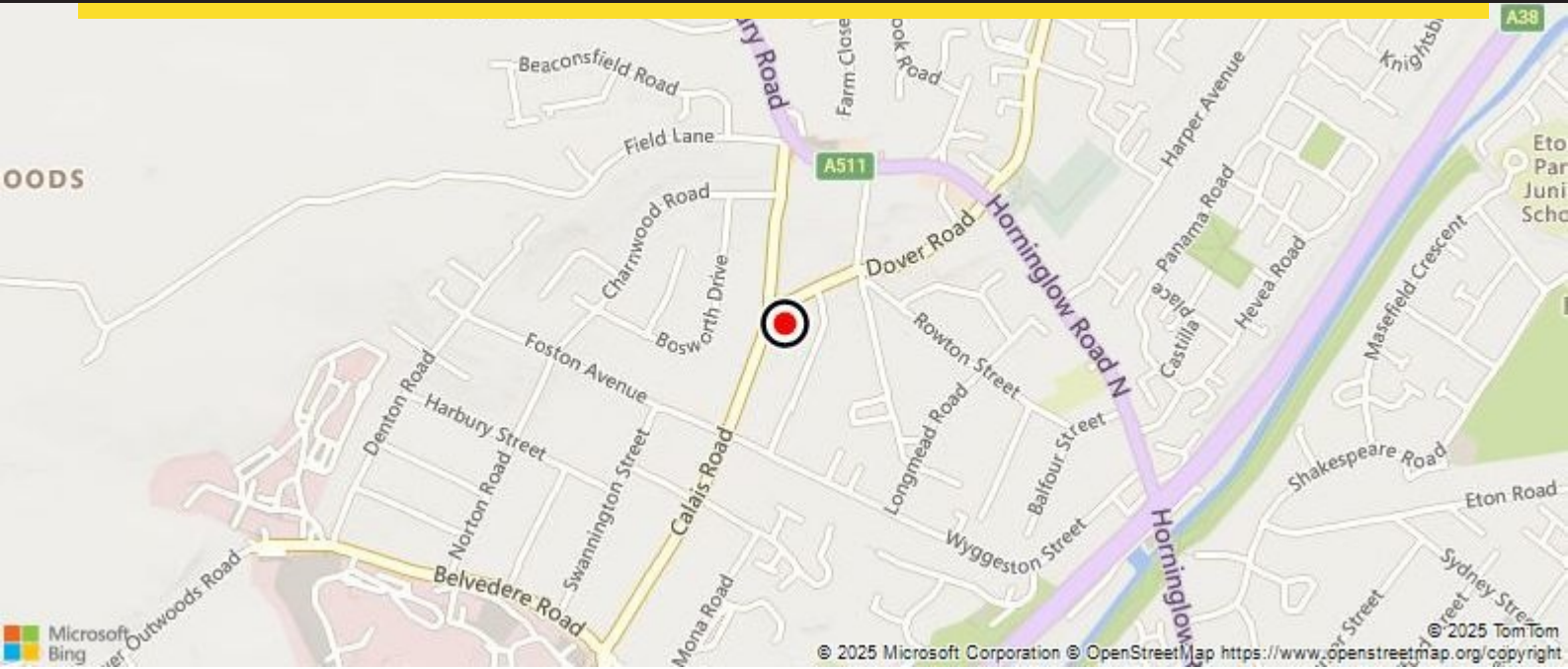
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of D (78).

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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