

TO LET

RETAIL PREMISES



CELEBRATING
30 YEARS OF PROPERTY
CONSULTANCY

191 Station Street
Burton on Trent
Staffordshire, DE14 1BH



Rent : £35,000 p.a.x

- Retail premises comprising approximately 279.98m² / 3,014 sq ft (net internal) currently divided into two retail areas.
- Prominently located fronting Station Street and to the rear from the Burton Place car park.
- Suitable for a variety of retail or alternative commercial uses. Subject to planning consent where applicable.



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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

The property comprises a substantial retail shop fronting Station Street, together with a rear entrance from Burton Place Shopping Centre. The property is split into two retail areas comprising a retail beauty salon fronting Station Street, and to the rear is a furniture shop with access from Station Street and also the Burton Place car park. In addition, there is an office and single w.c. The property comprises a UPVC double glazed shop front on both Station Street and the Burton Place entrance.

Internally, the property comprises part carpet, part tiled floors with timber clad and UPVC clad walls with suspended ceiling and lighting.

The property can be used as one or can be split as it currently is to provide two occupiers.

Accommodation

All areas referred to in these particulars are approximate.

Front Retail (Station Street) 36.19m² / 390 sq ft

Main Retail 235.84m² / 2,538 sq ft

Office 7.95m² / 86 sq ft

W/C n/m

Total (net internal) 279.98m² / 3,014 sq ft

Services

Mains electricity, water and drainage are connected to the premises

Rates

191 Station Street : Rateable Value - £14,000

191B Station Street : Rateable Value - £6,100

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 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.



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Rent

£35,000 per annum exclusive

The rent is to be payable monthly in advance by standing order/direct debit and will be subject to upward only review at three yearly intervals.

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 equivalent to three months rent and which will be held by the Landlord for the duration of the term.

References

The Landlord will require two references from interested parties to include their bank and or accountant/trade or personal referees.

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 Purchaser/Lessee.

Viewings

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

Salloway:

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

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