



TO LET

52 HIGH STREET, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 1JS

RETAIL 573 SqFt (53.24 SqM)

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KEY FEATURES

- GROUND FLOOR SALES AREA 533 SQ. FT (49.52 SQ. M)
- PROMINENT LOCATION
- RENTAL £8,750 PLUS VAT PER ANNUM, EXCLUSIVE
- SUITABLE FOR A VARIETY OF USES
- GRADE II LISTED

LOCATION

The property is situated within Burton Upon Trent town centre, close to the busy junction of Worthington Way and High Street. Situated just outside the pedestrian area the property benefits from heavy vehicular and pedestrian traffic flows.

DESCRIPTION

This Grade II Listed property comprises a ground floor retail unit featuring a glass double-fronted shopfront incorporating a wooden double pedestrian access door.

Internally, the property benefits from an open plan retail area with two small storerooms and a WC.

The retail accommodation is currently fitted out as a barbershop with a mix of wood effect and patterned vinyl flooring and is equipped with electric wall heaters and LED spotlights.

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
Sales Area	533	49.52
Ancillary Storage	40	3.72
Total	573	53.24

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

It is understood that all mains services, excluding gas, are connected to the property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £9,200.

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 £8,750 per annum, exclusive of VAT and all other outgoings.

VAT

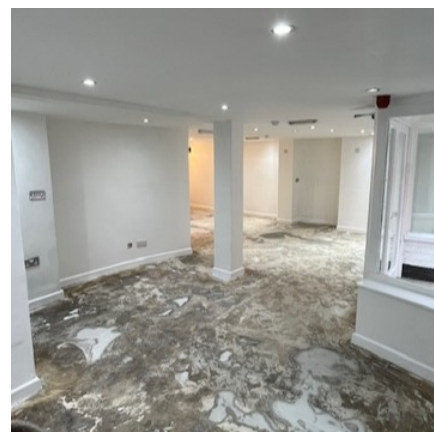
We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

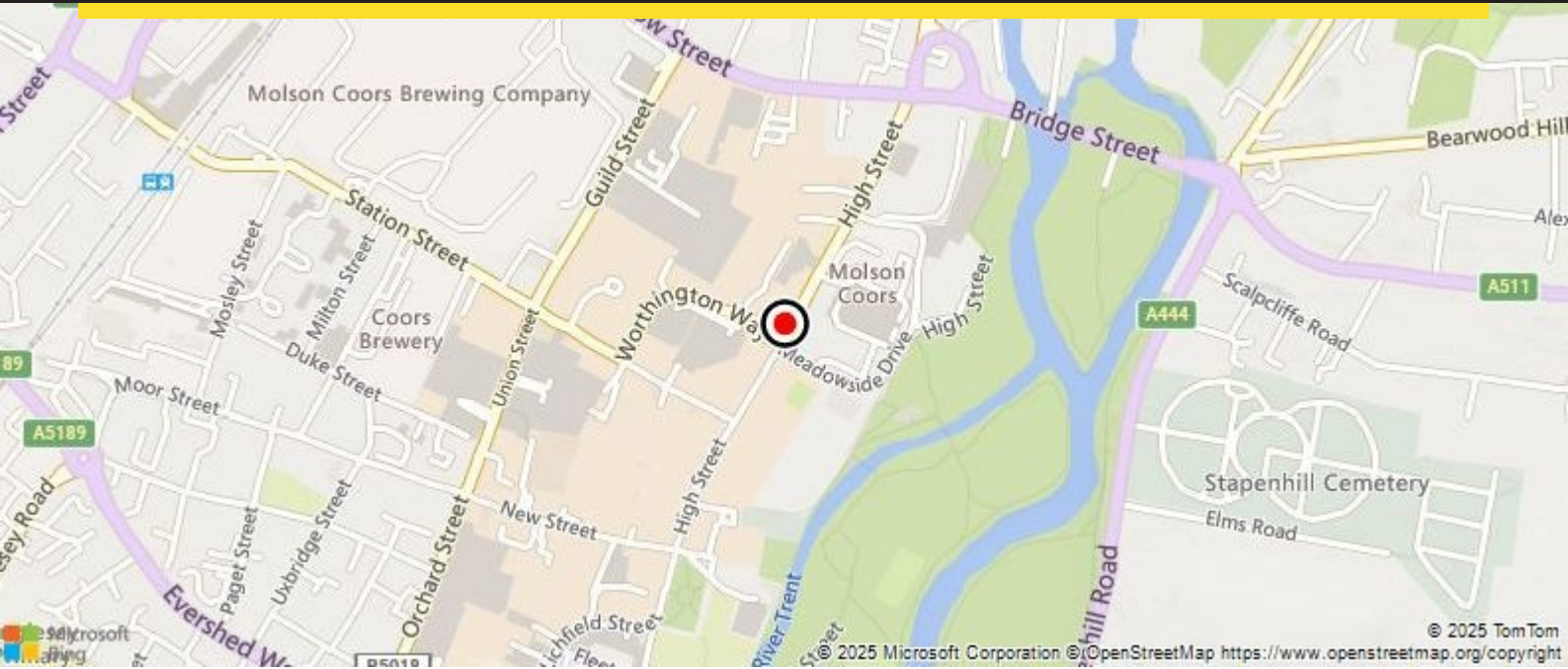
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of C (72).

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with this transaction.





VIEWING

By appointment with Rushton Hickman Limited



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