

TO LET

SHOWROOM/WAREHOUSE/INDUSTRIAL ACCOMMODATION



Rent : £25,000 p.a.x.

- Detached, showroom, warehouse, industrial unit comprising 306.69m² (3,300 sq ft) gross internal.
- Currently undergoing refurbishment.
- Prominent trading position in an established commercial location to the south of the town centre.
- Ample forecourt parking and servicing facilities.
- Town centre and all amenities within convenient travelling time.

CELEBRATING
30 YEARS
**OF PROPERTY
CONSULTANCY**

1 Stanley Street
Burton on Trent
Staffordshire
DE14 1DY



SALLOWAY

184 Horninglow Street,
Anson Court,
Burton upon Trent, DE14 1NG

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Location

The premises are prominently located on Stanley Street in a long-established, mixed commercial and residential area of the town and within convenient travelling time of the centre, amenities and arterial roads.

Description

A detached, single storey, steel framed building with insulated, profile steel clad elevations to concrete blockwork and with an insulated, pitched, profile steel clad roof incorporating translucent lights. The base of the unit is concrete, there is a manual, roller shutter service door to the front elevation together with powder coated, aluminium framed, double entrance doors and window units. There is a suspended ceiling, which incorporates air conditioning units, the maximum height to the latter is 4.12m and to eaves, 3.65m. The roller shutter door has a width of 2.75m and a height of 2.90m. In addition, there is also a private office, kitchen, disabled toilet and male/female toilet.

Externally there is a tarmac surfaced forecourt and service area and to Stanley Street is a steel, palisade fence and double, steel entrance gates.

Accommodation

All areas referred to in these particulars are approximate.

Showroom, Workshop or
Warehouse:

306.69m² / 3,300 sq ft
gross internal

Services

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

There are two, electric panel heaters fitted to the front elevation wall.

Rates

Rateable Value : £17,750

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.

Energy Performance Certificate

The property has an energy performance rating of Band B.

A copy of the energy performance certificate is available upon request

Japanese Knotweed

Japanese knotweed has been located along the rear of the property, but there is an active management plan and a copy of that, produced by Expert Weed Solutions Ltd, is available upon request.



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Lease Terms

The premises are available on a full repairing and insuring lease for a minimum term of three years at an initial rent of **£25,000 per annum exclusive** which will be subject to upward only reviews at the 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 four references from interested parties to include their bank, accountant and two 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:

Tel: 01283 500030
Email: burton@salloway.com



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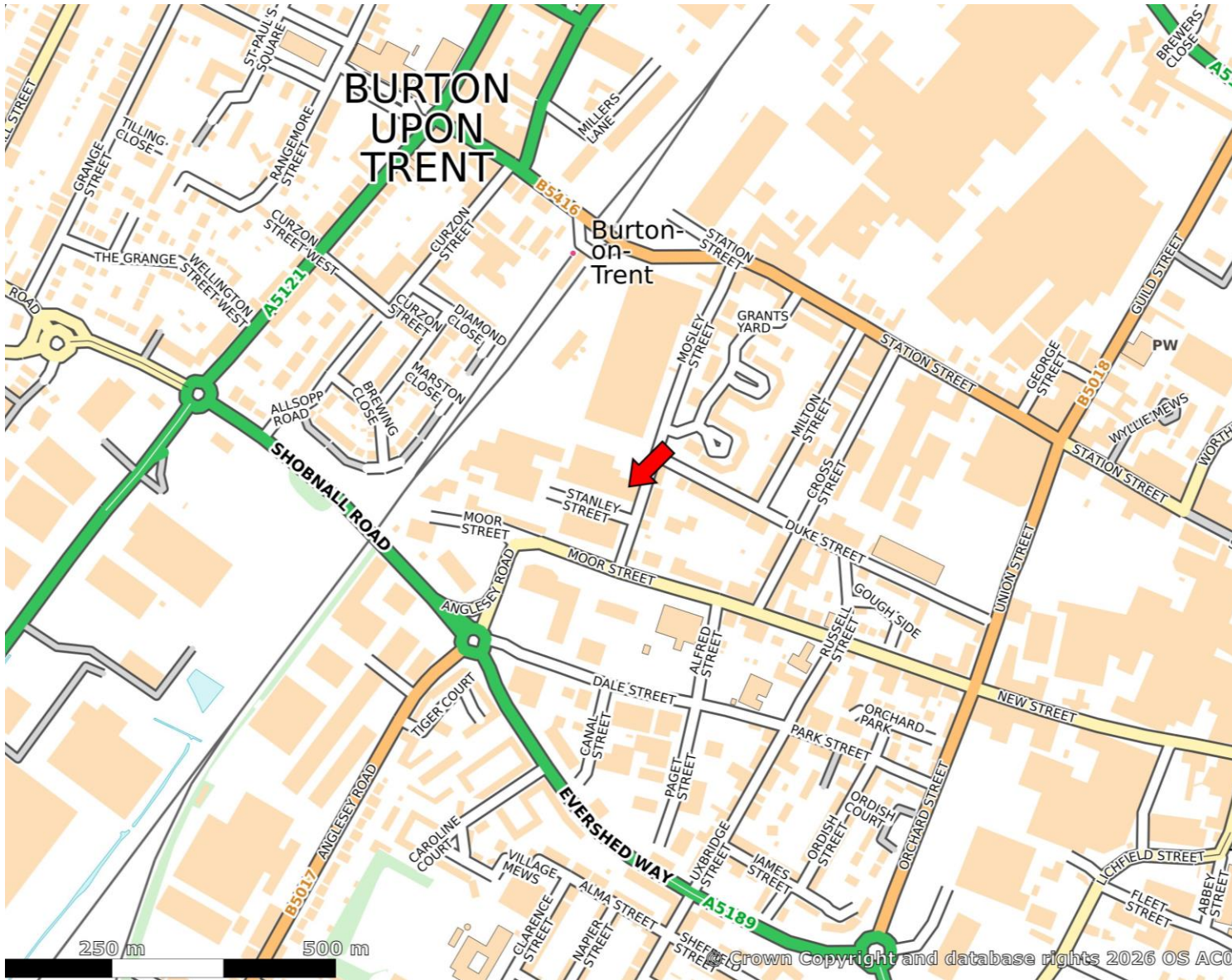


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This brochure is intended to be a guide only so please read these important notes:

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