

# TO LET

## Former Victorian Lodge

CELEBRATING  
**30** YEARS  
OF PROPERTY  
CONSULTANCY

Elms Lodge  
Stapenhill Road, Burton on Trent  
Staffordshire, DE15 9AE



**Rent: £12,500 p.a.x.**

- A prominently situated detached building suitable for use as offices or a variety of commercial businesses, subject to planning consent where necessary.
- Tarmac surfaced car park with double steel entry gates, gas fired central heating and LED strip lighting.
- The accommodation comprises approximately 58.63m<sup>2</sup> / 631 sq ft net internal.



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Anson Court,  
Burton upon Trent, DE14 1NG

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## Location

The premises are situated on the edge of the town centre between the Trent Bridge and St Peter's Bridge, and therefore within easy reach of the A511 and A444 which in turn provide access to the major regional centres and road network.

## Description

A detached building of two storey, stone construction with pitched, slate clad roofs, having undergone recent refurbishment to include UPVC double glazed window units, recarpeting, redecoration, rewiring and the installation of a new gas boiler.

Externally are double steel entry gates leading into a predominantly tarmac surfaced car park and service area.

## Accommodation

All areas referred to in these particulars are approximate.

**Ground Floor:** **30.57m<sup>2</sup> / 329 sq ft**

Comprising inner hall, three rooms and a toilet.

**First Floor:** **28.06m<sup>2</sup> / 302 sq ft**

Divided into a further three rooms and inner hall.

**Total (net internal):** **58.63m<sup>2</sup> / 631 sq ft**

## Services

We understand that all mains services are connected to the premises. There has been a recently installed fuseboard, full rewiring, LED lighting together with a new I-Mini gas fired boiler with thermostat control servicing the central heating radiators.

## Energy Performance Certificate

Applied for.

## Rates

Rateable Value: £3,850

For confirmation of Business Rates payable and eligibility for any relief that may apply, interested parties are advised to contact East Staffordshire Borough Council.

## Lease Terms

The premises are available on a full repairing and insuring lease for a flexible term.

## Rent

**£12,500 per annum exclusive** which is to be payable quarterly in advance by standing order.

The rent will be subject to upward only review at three yearly intervals.



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## Value Added Tax

The rent is not subject to value added tax.

## Rent Deposit

The Tenant will be required to pay a deposit of 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

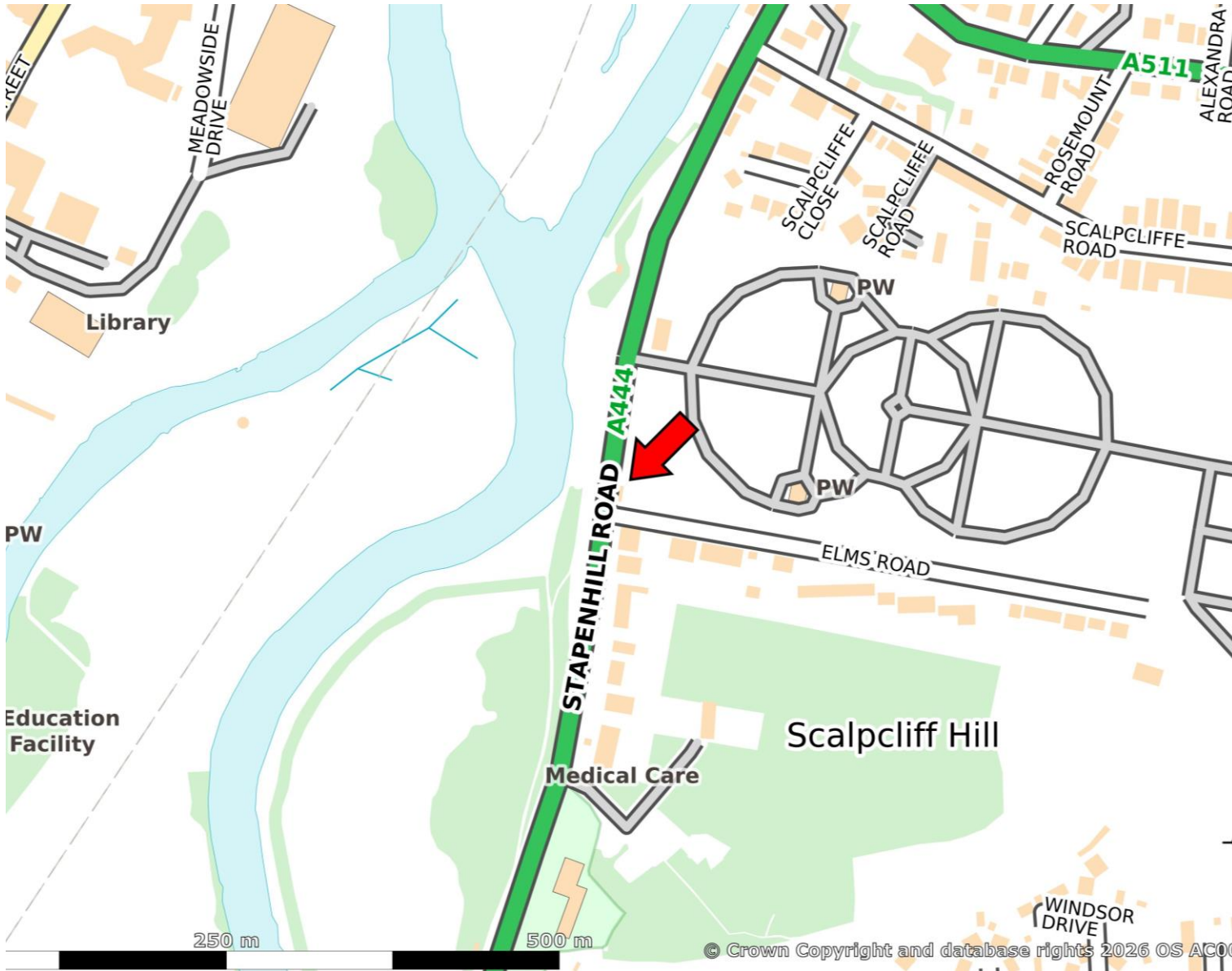


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