



TO LET

**GROUND FLOOR, 192 STATION
STREET, BURTON UPON TRENT,
STAFFORDSHIRE, DE14 1BH**

RETAIL 678 SqFt (62.99 SqM)

KEY FEATURES

- PROMINENT LOCATION IN PEDESTRIANISED AREA
- SALES AREA - 358 SQ. FT / 33.26 SQ. M
- ADDITIONAL ANCILLARY STORAGE
- RENTAL - £10,950 PER ANNUM, EXCLUSIVE

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LOCATION

The premises are situated within the principal retailing area of Burton upon Trent in the pedestrianised section of Station Street, close to the entrances to both Coopers Square and Burton Place shopping centres.

There are several public car parks close by.

DESCRIPTION

The subject property comprises a ground floor retail unit, with additional ancillary storage space, staff facilities and a WC.

Internally, the sales area is open plan with vinyl flooring, suspended ceiling and a mix of fluorescent and LED lighting. There is ancillary storage to the rear, along with WC facilities.

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
Ground Floor Sales	358	33.26
Ground Floor Ancillary	320	29.73
Total	678	62.99

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 mains electricity, water and drainage are connected to the property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £13,500.

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 on a new lease upon terms to be agreed.

PRICE

The property is available to rent at a figure of £10,950 per annum, exclusive of all other outgoings.

VAT

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

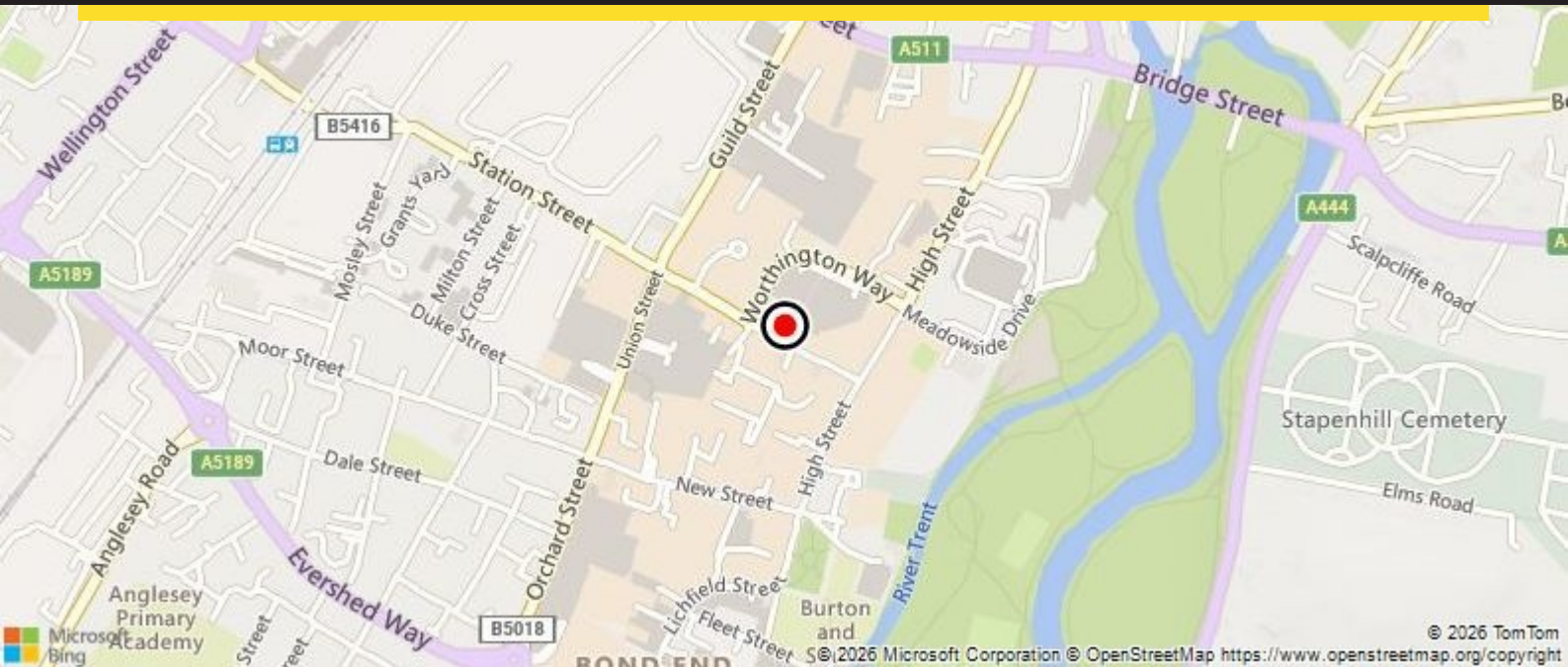
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of B (40).

LEGAL COSTS

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





VIEWING

By prior appointment with sole agent Rushton Hickman.



CONTACT

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