



TO LET

**BRANSTON CAFÉ, 96 BRANSTON
ROAD, BURTON UPON TRENT,
STAFFORDSHIRE, DE14 3DD**

RETAIL 400 SqFt (37.16 SqM)

KEY FEATURES

- PROMINENT LOCATION ON A BUSY ARTERIAL ROUTE
- EXISTING CAFÉ USE
- FIXTURES AND FITTINGS AVAILABLE BY WAY OF SEPARATE NEGOTIATION
- AVAILABLE TO RENT AT £9,950 PER ANNUM, EXCLUSIVE

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LOCATION

The subject property is located in a prominent position on Branston Road at its junction with Leicester Street. The property is situated in a densely populated residential area of Burton upon Trent and approximately one mile outside of the town centre.

DESCRIPTION

The subject property comprises a ground floor retail unit previously utilised as a café.

The property provides a retail serving area, along with kitchen and customer WC facility. In addition, there is a small external store situated to the rear of the property.

The retail accommodation benefits from a non-slip floor covering, UPVC double-glazed entrance door and window, electric wall heaters and a suspended incorporating LED lighting.

Various fixtures and fittings in relation to the previous use as a café including tables, chairs, cooker, fridges, freezers etc. are available separately subject to separate negotiation.

The property benefits from three dedicated car parking spaces to the rear of the property accessed from Leicester Street, with further on-street parking available directly outside the property.

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
Retail Area	260	24.15
Kitchen and WC	77	7.15
External Store	63	5.85
Total	400	37.16

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 £5,200.

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 for a negotiable period of time.

PRICE

The property is available to rent at a figure of £9,950 per annum, exclusive of VAT and all other outgoings.

VAT

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

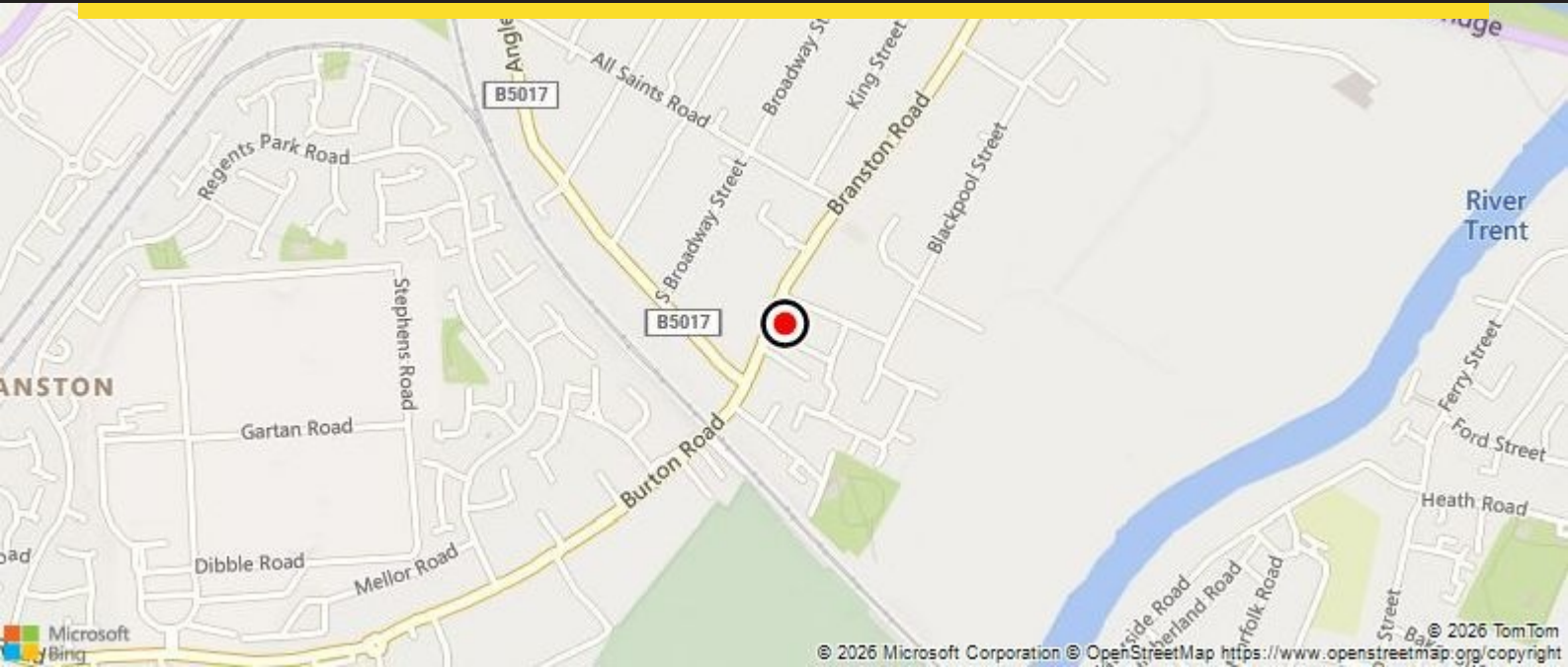
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of B (46).

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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