



TO LET

**GROUND FLOOR, 64 WATERLOO
STREET, BURTON UPON TRENT,
STAFFORDSHIRE, DE14 2NB**

RETAIL 356 SqFt (33.07 SqM)

KEY FEATURES

- PROMINENT LOCATION ON A BUSY ARTERIAL ROUTE
- EXISTING HOT FOOD TAKEAWAY USE
- AVAILABLE TO RENT AT £9,000 PER ANNUM, EXCLUSIVE

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LOCATION

The subject property is located in a prominent position on Waterloo Street, which is a densely populated residential area of Burton upon Trent.

DESCRIPTION

The subject property comprises a ground floor retail unit previously utilised as hot food takeaway.

The property provides a retail serving area with kitchen and staff WC facility to the rear.

The retail area benefits from a ceramic tile floor, single-glazed aluminium-framed shop frontage and pedestrian access door with electric security shutters, LED spotlighting and a serving counter. The rear kitchen is set up for use as a hot food takeaway and benefits from a mixture of stainless steel and ceramic tile wall coverings, along with kitchen fittings and LED strip lighting.

On street car parking is available directly outside of 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	267	24.8
Kitchen	89	8.27
Total	356	33.07

PLANNING

We understand that the property has the benefit of planning consent for Sui Generis, 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 are connected to the property.

BUSINESS RATES

The subject property is listed on the Valuation Office website as having a rateable value of £5,000.

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 lease on full repairing and insuring terms for a negotiable period of time.

PRICE

The property is available to rent at a figure of £9,000 per annum, exclusive of VAT and all other outgoings.

VAT

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

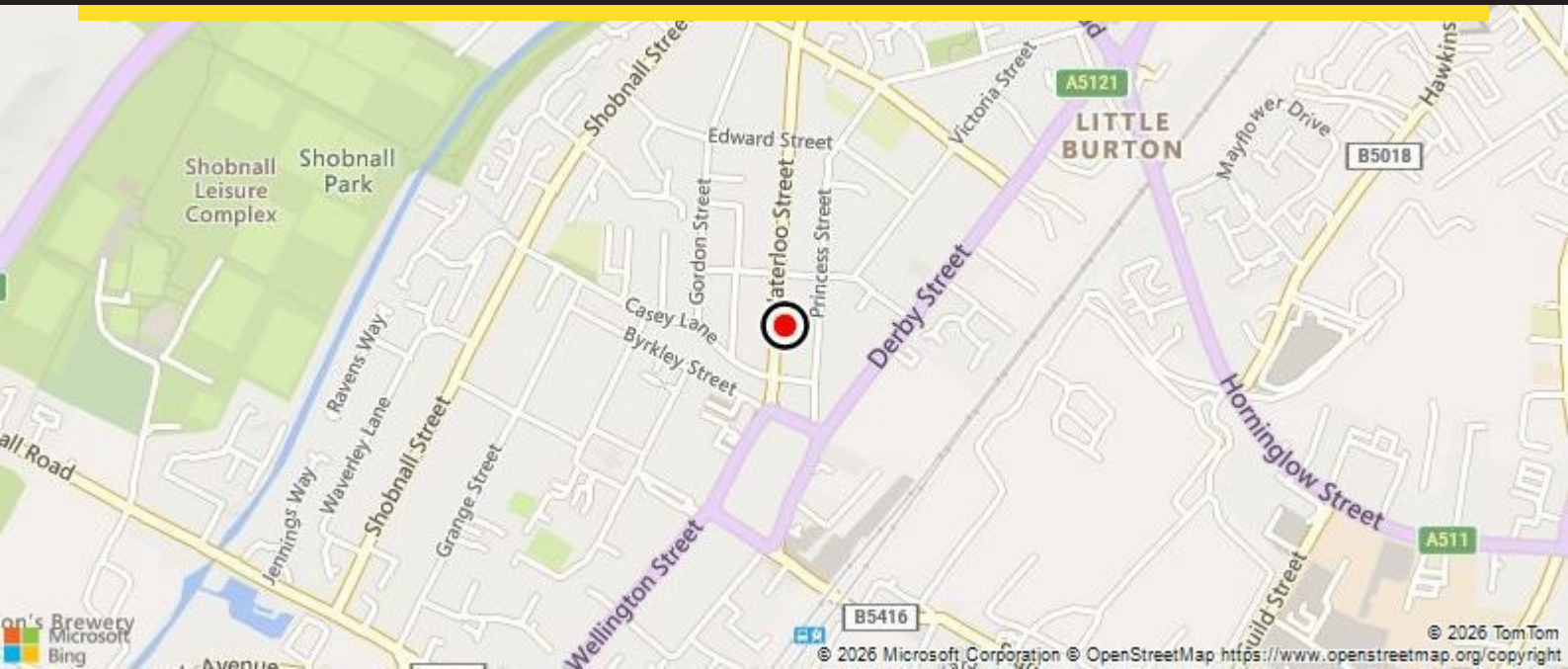
ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of B (43).

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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