



TO LET

**BARTON MARINA CAFE, BARTON-
UNDER-NEEDWOOD, BURTON UPON
TRENT, STAFFORDSHIRE, DE13 8DZ**

RETAIL 1,027 SqFt (95.41 SqM)

KEY FEATURES

- PROMINENT AND POPULAR LOCATION
- SALES AREA - 940 SQ. FT (87.33 SQ. M)
- SCENIC VIEWS
- AMPLE ON-SITE CAR PARKING

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LOCATION

The premises are located at Barton Marina in Barton-under-Needwood near Burton upon Trent. There is a parade of unique retail shops and restaurants, a large pub restaurant, an independent cinema and apartment complex on site.

The marina is situated on the edge of the beautiful village of Barton-under-Needwood, yet only minutes from the A38 trunk road. The development is accessible by road, foot and boat.

There is parking on site for over 250 cars with provisions also made for coaches.

The Marina has over 300 moorings for residential and holiday boats and is an established leisure destination for attracting boats from across the UK.

DESCRIPTION

The subject property is situated adjacent to the site office and boatyard serving the marina complex and comprises a ground floor retail unit of brick and block construction, with clad wood upper elevations, beneath a pitched tiled roof incorporating wooden double-glazed windows and a double pedestrian access door.

Internally, the property features an open plan seating area accommodating approximately 34 covers, with wood-effect laminate flooring and carpet on entry plus a kitchen / sales counter, finished with a tiled floor.

Additionally, there is a kitchenette, shared customer WC facilities and a separate storage area.

The property is equipped with kerosene heating and a combination of spotlights and pendant lighting fixtures, set beneath a suspended ceiling.

The unit has a long-standing use as a traditional café, including the benefit of a Premises Licence and the kitchen appliances / fixtures are to be included as part of the letting.

Externally, the premises has the benefit of an outside seating area that offers stunning views of the idyllic marina.

There is a dedicated car park providing ample parking for the Marina visitors.

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
Sales Area (including kitchen)	940	87.33
Storeroom	87	8.08
Total	1,027	95.41

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 are connected to the property (note - gas supply is kerosene gas).

TENURE

The premises are available on a brand-new lease for a flexible term of years.

The lease will be excluded from the provisions of the Landlord and Tenant Act (Pt.II) 1954.

PRICE

The property is available to rent at a figure of £12,500 per annum, exclusive of VAT and all other outgoings.

The rental will include all water / wastewater charges, but the other utilities will be sub metered and payable separately.

VAT

We are informed that VAT is applicable at the prevailing rate. All figures are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The subject property has an EPC rating of C (59).

LEGAL COSTS

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





VIEWING

By appointment with Rushton Hickman.



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