

# TO LET

(BY WAY OF ASSIGNMENT)

RETAIL PREMISES

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

Unit 3, Dover Court  
Horninglow Road North, Burton on Trent  
Staffordshire DE13 0SP



**Rental : £8,500 p.a.x. plus VAT**

- Ground floor retail unit with self-contained first floor flat forming part of a long established retail parade in a densely populated residential area.
- Lease expires 23 June 2023.
- 100% Small Business Rate Relief available.



184 Horninglow Street,  
Anson Court,  
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## Location

Dover Court is a long established retail parade in a densely populated residential area fronting the A511, one of the main arterial routes into the town from the north west.

## Description

The premises form part of a long established retail parade which comprises a variety of uses and has been utilised as a fabrics/ haberdashery shop for a number of years.

It occupies a good trading position in a densely populated residential area and will suit a variety of alternative retail uses subject to the Landlord's consent

## Accommodation

All areas referred to in these particulars are approximate.

### Ground Floor

Sales Area Frontage:	5.24m (17'2")
Depth:	9.75m (32')
Net Sales Area:	49.94m <sup>2</sup> (537 sq ft)

### First Floor

Self-Contained Flat:	44.97m <sup>2</sup> (483 sq ft)
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Comprising a lounge, kitchen, bathroom and two bedrooms.

<b>Total (Net Internal):</b>	<b>94.91m<sup>2</sup> (1,020 sq ft)</b>
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## Services

Mains electricity, water and drainage are connected to the premises.

## Rates

The premises have the following Rateable Value and Council Tax Banding:

Shop:	£6,000
Flat:	Band A

100% Small Business Rate Relief available.

(East Staffordshire Borough Council)

## Energy Performance Certificate

Applied for.

## Lease Terms

The premises are held by way of a full repairing and insuring lease which expires on 23 June 2023 at the **current rent of £8,500 per annum exclusive** which is to be payable quarterly in advance by standing order / direct debit.

The first floor flat may be sublet separately with the consent of the Landlord for a term not exceeding 12 months.



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There is also a service charge payable by the Tenant which includes the maintenance, repair and renewal of the amenity area and forecourt, pathways, landscaping and so forth. The cost for the current year is £377.59 plus VAT.

The Assignee will be required to enter into an Authorised Guarantee Agreement on the lease and a copy of the lease is available on request.

### **Value Added Tax**

The rent is subject to value added tax.

### **References**

The Landlord will require four references from interested parties to include their bank, accountant and two trade or personal referees.

### **Legal Costs**

The Assignee will be responsible for the Landlord's legal costs incurred in the assignment and otherwise each party to bear their own.

### **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

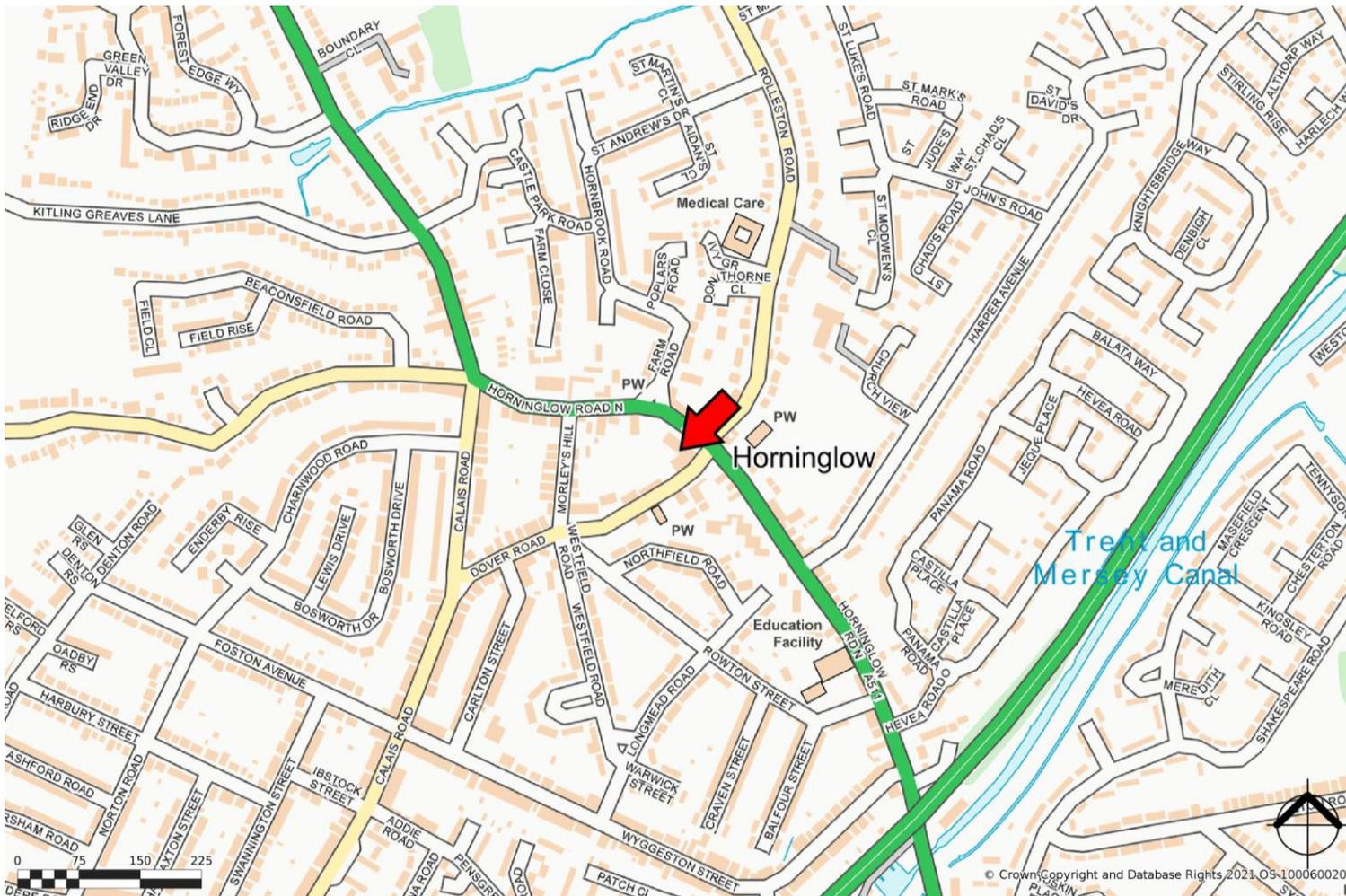
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