

## To Let

### High St Retail/Leisure Opportunity

38 - 41 Station Street, Burton Upon Trent, DE14 1AX

For further information  
please contact:

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#### Location

Burton-upon-Trent is a large town on the River Trent in the east of Staffordshire. The town has an urban resident population of 43,784 and a catchment within 10km of 131,263.

The property is situated on the unpedestrianised Station Street, a busy trading location and situated opposite **Argos** whilst in close proximity to **Brighthouse** and **TSB Bank**.

#### Description

The property comprises a retail unit arranged over ground floor only.

#### Terms

The property is available by way of a new XLTA lease expiring 23 June 2022.

#### Rent

£37,500 per annum exclusive.

0121 236 8236

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#### Accommodation

Gross Frontage	14.51 m	47' 07"
Shop Width	13.20 m	43' 04"
Shop Depth	29.07 m	95' 04"

	Sq M	Sq Ft
Ground Floor	352	3,792

#### Business Rates

The property is assessed for rates as follows:

**Rateable value:** £37,250  
**Rate in £ (2018/19):** 48.0p  
**Rates Payable:** £17,880

Interested parties should make their own enquiries with the Local Authority to verify this information. The property may benefit from significant rates relief depending on occupier status.

#### Planning

The property has the benefit of A2 (Financial Services) and A1 (Shops) planning consent.

#### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

#### EPC

The EPC certificate is available on request.

#### VAT

VAT if applicable will be charged at the standard rate.

#### Viewing

Strictly by prior appointment with the sole agents.

