

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 131,243

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

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:

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.

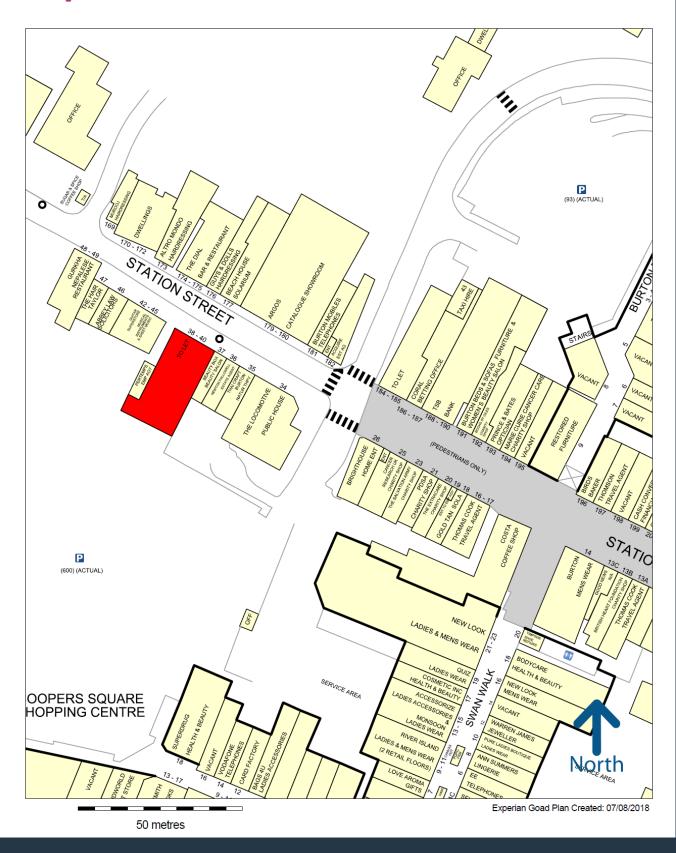
VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.





Avison Young

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