

TO LET

GROUND FLOOR RETAIL ACCOMMODATION

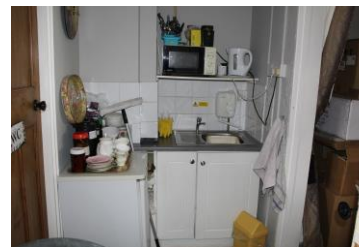


Rent: £6,000 p.a.x.

- Ground floor retail unit comprising approximately 46.54m² (500 sq ft).
- Basement storage – approximately 11.90m² (128 sq ft).
- Suitable for a variety of retail trades.

CELEBRATING **25** YEARS OF PROPERTY CONSULTANCY

2 Goodman Street
Burton on Trent,
Staffordshire, DE14 2RB



Anwar Hussain MRICS

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184 Horninglow Street,
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Burton upon Trent, DE14 1NG

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Location

The premises form part of a mixed commercial and residential area on the northern fringe of the town centre close to the Derby Turn roundabout. Nearby occupiers include a Sainsbury's Local and a Bathstore. The A38, Clay Mills Intersection is approximately 2 miles to the north.

Description

The property comprises a ground floor retail shop with a timber, single glazed shop front leading to the retail area, kitchenette, office and wc.

In addition, there is a basement which is accessed from the centre of the retail area which can be used as a further showroom, storage or any other retail use.

The retail area comprises carpeted floors with plastered and painted walls and ceilings with ceiling lights. There is no gas within the premises and heating is via electric blow heaters. In addition, there is also an intruder alarm.

To the rear of the retail area is a kitchenette which comprises vinyl flooring, plastered and painted walls with all the usual kitchen fixtures and fittings. Adjacent to the kitchen is the office and wc.

Accommodation

All areas referred to in these particulars are approximate.

Ground Floor

Retail: 46.54m² / 500 sq ft

Basement: 11.90m² / 128 sq ft

Total: 58.44m² / 628 sq ft

Services

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

Heating is by way of electric blow heaters.

Rates

Rateable Value £3,650 (East Staffordshire Borough Council).

100% Small Business Rate Relief available.

Energy Performance Certificate

Applied for.

Lease Terms

The premises are available on a full repairing and insuring lease for a flexible term which will be subject to upward only rent reviews at three yearly intervals.



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Rent

£6,000 per annum exclusive which is to be payable quarterly in advance by standing order/direct debit.

Value Added Tax

The rent will not be subject to value added tax.

Rent Deposit Agreement

The Tenant will be required to enter into a Rent Deposit Agreement which will be equivalent to three months rent and which will be held by the Landlord for the duration of the term.

References

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

Legal Costs

The incoming Tenant is to be responsible for the Landlord's legal costs incurred in the transaction.

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:

Contact: Anwar Hussain
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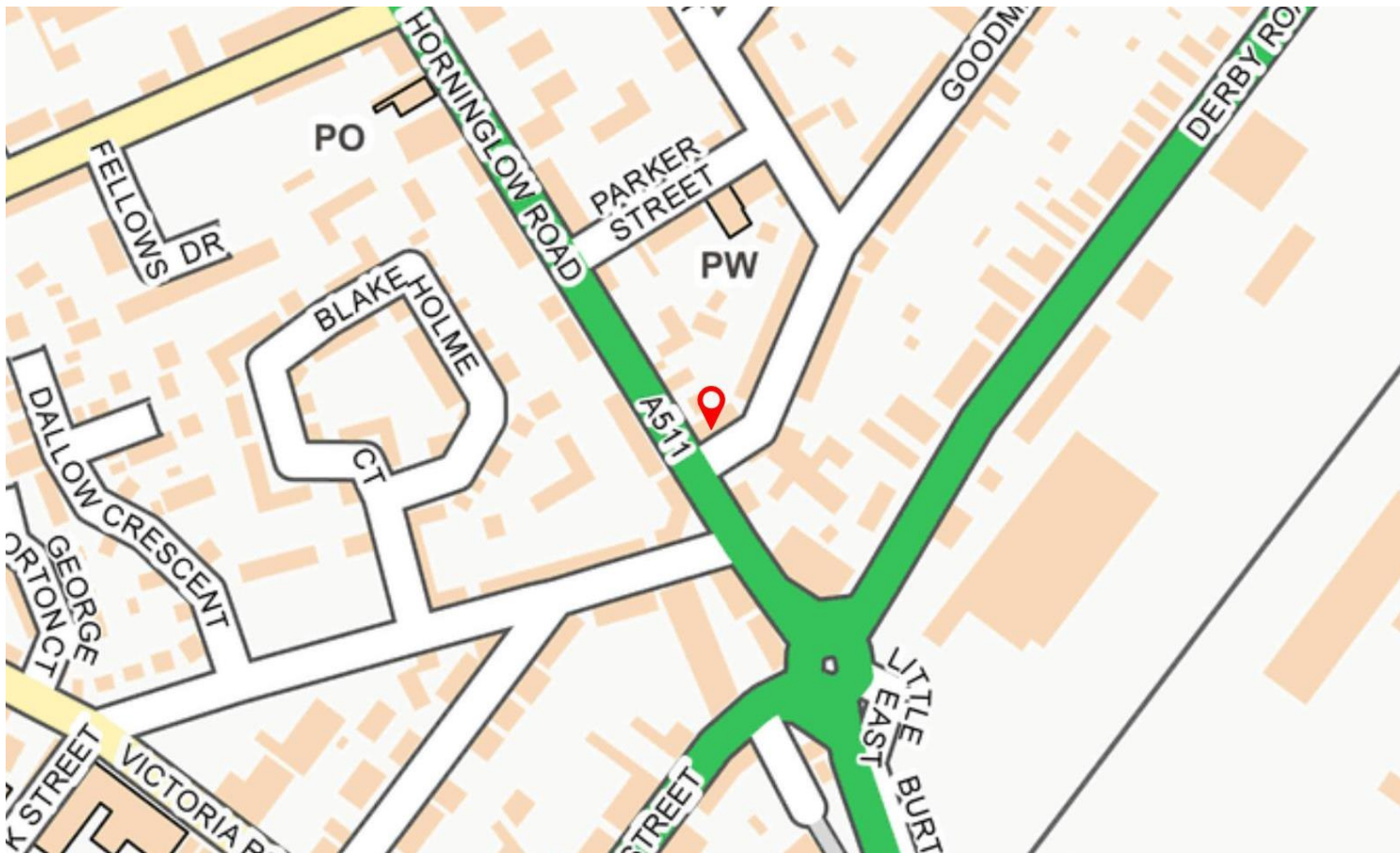
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