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PROPERTY CONSULTANTS

TO LET

FULLY FITTED RESTAURANT SUITABLE FOR ALTERNATIVE USES

FIRST FLOOR 25/26 STATION STREET BURTON UPON TRENT STAFFORDSHIRE DE14 1AU



- TOWN CENTRE LOCATION
- TOTAL FLOOR AREA APPROXIMATELY 1,444 SQ FT (134.2 SQ M)
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING CONSENT
- AVAILABLE ON A NEW LEASE
- RENTAL OFFERS AROUND £16,500 PER ANNUM EXCLUSIVE OF BUSINESS RATES
- EPC GRADE - D (89)

FIRST FLOOR, 25/26 STATION STREET, BURTON UPON TRENT , STAFFORDSHIRE

SITUATION AND DESCRIPTION

These restaurant premises were previously occupied as a Chinese Restaurant trading as Kwei Ping and are situated at first-floor level within the pedestrianised section of Station Street in the town centre of Burton upon Trent. Nearby occupiers include BrightHouse, Costa, McDonalds and Subway. Entrances to both the Coopers Square and Burton Place Shopping Centres are near by.

The property is immediately adjacent to the main central area car park of Burton Upon Trent.

ACCOMMODATION

The accommodation is all at first-floor but accessed from a dedicated entrance and stairway from Station Street.

The first-floor accommodation is as follows:

Restaurant - **1,138 sq ft (105.7 sq m)** incorporating waiting and bar area with laminate floor, suspended ceiling, recessed lighting, air conditioning, electric heating and fitted bar.

Ladies WC's - 2 WC's and wash hand basin.

Store Cupboard

Gents WC's - WC, urinal and wash hand basin.

Kitchen - **238 sq ft (22.1 sq m)** fluorescent lighting

Store Room - **68 sq ft (6.3 sq m)**

Both the kitchen and the restaurant have the benefit of a fire escape staircase.

At ground floor, adjacent to the rear door, there is a staff WC together with staircase which leads to a small mezzanine-type store.

INVENTORY

All the kitchen fittings, other equipment and furniture within the property are to be left in situ for use by the new tenant and please see a full inventory below:

1 no	1m Stainless Steel Freestanding bench
1 no	1.5m Stainless Steel Freestanding bench
1 no	6 Burner Gas range Cooker & Ovens
1 no	Salamander Grill on own bench
1 no	Freestanding chip fryer Slimline
1 no	Freestanding chip fryer standard width
1 no	Upright Double door fridge freezer
1 no	Double sink Double drainer unit.

If a tenant wishes to occupy the premises for an alternative use then the Landlord is willing to remove any or all of these items from the premises.

USES

The premises have been occupied as a restaurant for a number of years and are eminently suitable and laid out for that use.

Alternative uses including leisure or offices may also be suitable, subject to change of use planning consent where necessary.

SERVICES

Main electricity, water, drainage and gas are available to the premises.

LEASE TERM

The premises are available on a new lease for a flexible term of years incorporating 5 yearly rent reviews.

RENTAL

Offers invited in the region of £16,500 per annum exclusive of Business Rates.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Certificate (EPC) as indicated on the front page of these particulars. A full copy of the EPC is available upon request from our office or can be downloaded from the Non-Domestic Energy Performance Register at www.ndepcregister.com using the postcode of the property.

LEGAL COSTS

The ingoing tenant to be responsible for their own and the Landlord's reasonable legal costs.

VIEWING

By appointment with Rushton Hickman Limited

REFERENCE

C1675 - 31052019

186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.

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