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PROPERTY CONSULTANTS

TO LET FIRST FLOOR ACCOMMODATION SUITABLE FOR A VARIETY OF USES

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



- **TOWN CENTRE LOCATION**
- **TOTAL FLOOR AREA APPROXIMATELY 1,863 SQ FT (173.1 SQ M)**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING**
- **AVAILABLE ON A NEW LEASE**
- **RENTAL OFFERS AROUND £14,900 PER ANNUM EXCLUSIVE OF BUSINESS RATES**
- **EPC GRADE D(89)**

25/26 STATION STREET, BURTON UPON TRENT, STAFFORDSHIRE

SITUATION AND DESCRIPTION

These premises are situated at first-floor level within the pedestrianised section of Station Street in the town centre of Burton upon Trent. Nearby occupiers include Cancer Research, Costa, McDonald's 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 level but accessed from a dedicated entrance and stairway from Station Street.

The accommodation has a total net internal floor area of approximately **1,863 sq ft (173.1 sq m)**, comprising as follows:

Open Plan Area - **1,138 sq ft (105.7 sq m)** - suspended ceiling, recessed lighting and electric heating.

Ladies WCs - 2 WCs and was hand basin.

Gents WCs - 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)**

Additional store room / potential office - **419 sq ft (38.9 sq m)** - this area includes a kitchen and WC facilities.

Both the kitchen and open plan area 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.

USES

The premises had been trading as a restaurant for a number of years and are eminently suitable for that use.

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

SERVICES

Mains 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 £14,900 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.ndepregister.com using the postcode of the property.

LEGAL COSTS

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

VIEWING

By appointment with Rushton Hickman Limited.

REFERENCE

C1918 - 24062021

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

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