



TO LET

23 STATION STREET, BURTON UPON
TRENT, STAFFORDSHIRE, DE14 1AU

RETAIL

625 SqFt (58.06 SqM)

KEY FEATURES

- TOWN CENTRE RETAIL UNIT - 625 SQ FT (58.06 SQ M)
- ADDITIONAL FIRST FLOOR ANCILLARY ACCOMMODATION
- STRONG SECONDARY LOCATION WITHIN TOWN CENTRE
- RENTAL OFFERS AROUND £14.750 PER ANNUM

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SITUATION AND DESCRIPTION

A town centre retail unit within strong secondary parade, fronting the pedestrianised section of Station Street, Burton upon Trent. Nearby occupiers include Burton Menswear, Costa Coffee and Domino's Pizza.

ACCOMMODATION

This lock-up shop is situated in a strong established parade on one of the principal shopping streets in Burton upon Trent town centre.

The accommodation is planned on both ground and first floor with a double fronted entrance leading to a retail area with staff facilities to the rear.

Additionally there is further first floor ancillary accommodation comprising open plan storage, small office, kitchen and toilet.

Ground floor sales - **625 sq ft (58.06 sq m)**

Ground floor ancillary - **214 sq ft (19.88 sq m)**

First floor ancillary - **549 sq ft (51.00 sq m)**

First floor office - **51 sq ft (4.74 sq m)**

First floor kitchen - **83 sq ft (7.71 sq m)**

RENTAL

Rental offers invited in the region of £14,750 per annum exclusive of rates.

Our client informs us that this transaction is not subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

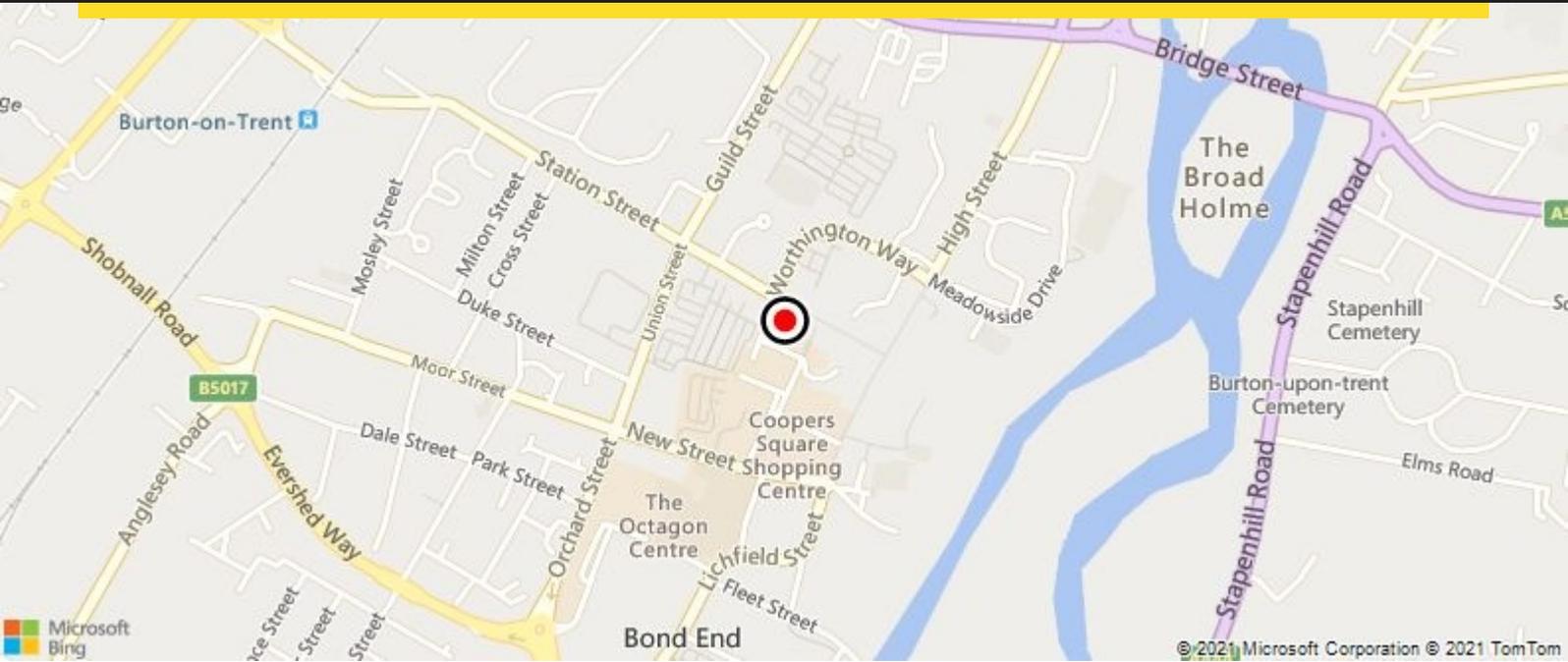
The premises have an Energy Performance Certificate (EPC) at a grade D(100). For a copy of the EPC click on the link - <https://findenergy-certificate.digital.communities.gov.uk/>

SERVICES

We are informed that mains electricity and water are connected to the property, although no service test or tests of equipment within the unit have been undertaken.

LEGAL COSTS

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



VIEWING

By appointment with Rushton Hickman Limited.



CONTACT

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All prices and rents are expressed net of VAT

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