

TO LET (BY WAY OF ASSIGNMENT)

**SPA HOUSE
WHARF ROAD
BURTON ON TRENT
STAFFORDSHIRE
DE14 1PZ**



- **TRADE COUNTER AND ANCILLARY ACCOMMODATION COMPRISING APPROXIMATELY 541.45m² (5,824 sq ft) GROSS INTERNAL (INCLUDING MEZZANINE SALES AND STORES)**
- **PROMINENT TRADING LOCATION IN THIS LONG ESTABLISHED COMMERCIAL HUB TO THE NORTH OF THE TOWN CENTRE**
- **EASY ACCESS TO THE A38 (CLAY MILLS INTERSECTION)**
- **CURRENT RENT: £22,000 PER ANNUM EXCLUSIVE PLUS VAT**

817060/4450/20-61



**01283
500030**

www.salloway.com

Independent Commercial Property Consultants, Surveyors and Valuers

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The premises are located in the heart of the Hawkins Lane commercial hub situated to the north of the town centre and approximately one mile from the latter.

It is within easy reach of the A38, Clay Mills Intersection which in turn provides access to the A50, the major regional road network and all principal, regional centres.

The premises comprise an end of terrace trade counter unit with a frontage onto the busy Wharf Road and is of single storey, cavity brick and concrete block construction with part, insulated steel clad infills on a steel portal frame with a pitched, insulated, fibre cement roof. The base of the unit is concrete, the majority of the accommodation was used for showroom purposes and has a suspended ceiling with diffused and pendant fluorescent strip lighting. There are double, powder coated, aluminium framed entrance doors, similar designed window units fronting Wharf Road and the height to eaves in the storage area is approximately 4.25m (14') [working height to the showroom approximately 2.25m (7'4")]. There are two partitioned offices, male and female toilets and mezzanine sales and ancillary storage area.

The stores have a manual, roller shutter door [3.10m (10'2") wide x 2.90m (9'5")], sodium lighting, personnel access door and a maximum working height to the apex of approximately 5.70m (18'7").

ACCOMMODATION

Showroom:	241.71m² (2,600 sq ft)
Mezzanine Showroom:	122.83m² (1,321 sq ft)
Mezzanine Stores:	55.97m² (602 sq ft)
Stores:	120.94m² (1,301 sq ft)
TOTAL:	Approx 541.45m² (5,824 sq ft) gross internal

SERVICES

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

RATES

Rateable Value £25,250.

(East Staffordshire Borough Council).

LEASE TERMS

The premises are held on a full repairing and insuring lease for a term of 5 years from the 25th June 2016 **at the current rent of £22,000 per annum exclusive plus VAT.**

ENERGY PERFORMANCE CERTIFICATE

Applied for.

REFERENCES AND ACCOUNTS

The Landlord and Assignor will require four references from interested parties to include their bank, accountant and two trade or personal referees together with three years audited accounts.

LEGAL COSTS

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

VIEWING

By appointment with either of the joint Agents:

Phil Randle
Salloway Property Consultants: 01283 500030

Daniel Cook
Daniel.Cook@rapleys.com
Rapleys: 0370 777 6292





IMPORTANT NOTES - To be read by all interested parties

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessee and no part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither Salloway Property Consultants as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide angles lenses are occasionally used for property photographs.

We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.



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