

TO LET Retail Unit Burton on Trent

178-180 Station Street
Burton on Trent, DE14 1BN

Key information

- Prime retail unit situated close to Sainsbury's
- Planning Use Class E
- Size –28,255 sq ft
- Quoting rent £61,500 per annum



Contact

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Sainsbury's

Location

Burton on Trent is a town within East Staffordshire. The town offers good transport links to the A38 and the A50 motorways.

The premises are on Station Road, approximately 800m from Burton on Trent train station.

Nearby retailers include Home Bargains, Farmfoods, Sainsbury's, Sense and Costa.

Accommodation

The property is arranged over ground, first and second floors, providing the following internal floor areas:

	Sq m	Sq ft
Ground	872	9,387
First Floor	876	9,426
Second Floor	877	9,442
Total	2,625	28,255

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of an assignment of the existing lease, due to expire on 07/01/2029.

Quoting Rent

£61,500 per annum.

Business Rates

We are advised that the Rateable Value is as follows:-

Rateable Value	£52,500
UBR	£0.43
Rates Payable	£22,575

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates

Energy Performance Rating

Energy Performance Asset Rating D-87. Please make contact for further details. A certificate can be made available.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

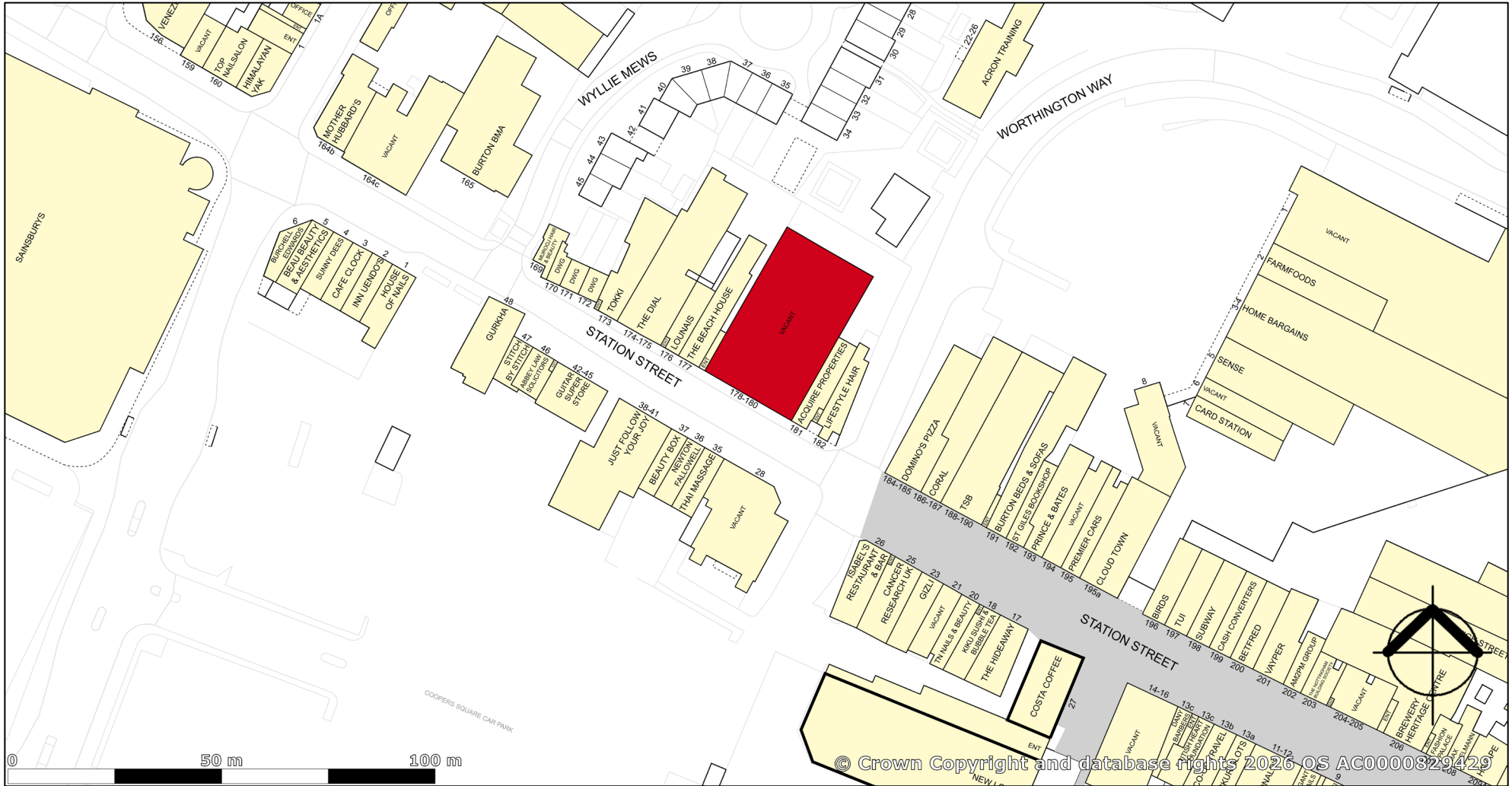
Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Property Disposals](#)

Location Plan



For further details contact:

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