

## ALL ENQUIRES

### DRIVE THRU/ROADSIDE UNIT

Travelodge Burton  
A38 Southbound DE13 8EH

#### Key information

- Prominent Location
- Flexible New Build Opportunity to occupiers' specification
- Any size up to 5,000 sq ft
- Ample parking
- No requirement for coffee providers or EV operators.



Stock Image

## Location

The site is located immediately off the southbound A38 on an established roadside site anchored by a popular Travelodge Hotel. It is located approximately 2 miles south of Central Burton -upon Trent (Burton).

The site is well serviced with the A38 providing direct access to the M6 Toll, M42 and M1 motorway network.

## Demographics

### Population

Drive Time	10 Minutes	20 minutes	30 minutes
People	42,879	344,558	1,216,451

Source – StorePointGeo

### Household Income

Regional average = 100

Drive Time	10 Minutes	20 minutes	30 minutes
	105	111	105

Source – StorePointGeo

## Proposal

We are seeking expressions of interest from potential occupiers of a new build unit or units, of up to 5,000 sq ft to be provided as part of a scheme to enhance the development potential of this site which will improve the facilities available to guests.

We have identified a coffee operator who require a drive thru along with an EV charging operator and uses complimentary to this would be ideal.

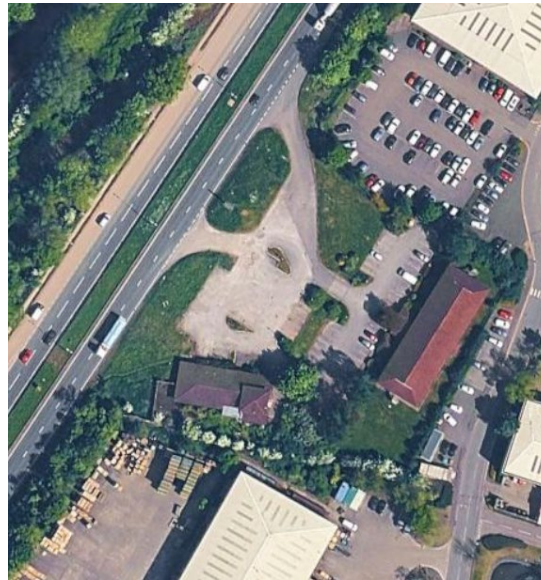
## Terms and Tenure

A new lease to be granted on terms to be agreed.

Alternatively, we may consider other proposals, subject to contract.

## VAT

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



Source – Google Maps

## Identity Checks/AML

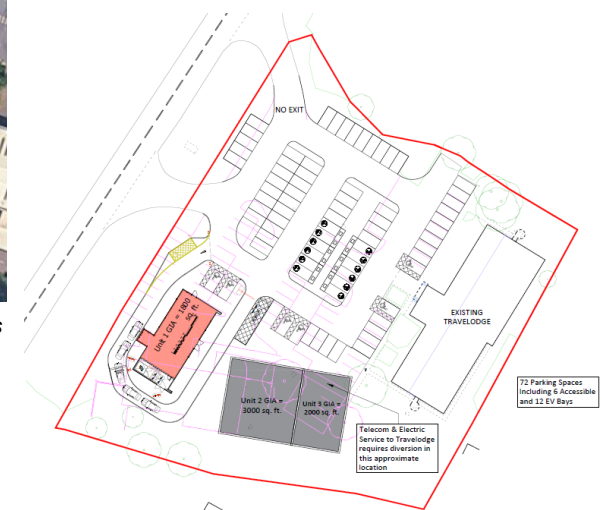
The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

The property will be assessed for business rates upon completion.

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](http://www.gov.uk/calculate-your-business-rates)

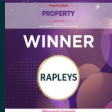


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