Raybould & Sons
Chartered Surveyors

Stephenson's House
Stephenson's Way
Wyvern Business Park
Derby
DE21 6LY

To Let

Ground Floor Commercial Premises – Class E

1,265 sq ft (117sq m)

204 – 205 Station Street, Burton On Trent, DE14 1AN



- Popular pedestrianised shopping street
- Close to Cooper's Square and Burton Place Shopping Centres
- Nearby occupiers include: McDonalds, Co-op Travel, British Heart Foundation, Nottingham Building Society, Subway and Burton Menswear

01332 295555 rayboulddandsons.co.uk

Location

Burton On Trent is a large market town situated 28 miles north-east of Birmingham and 11 miles south-west of Derby.

Station Street is located within Burton On Trent's central business core.

The subject premises are located on the pedestrianised stretch between the junctions with High Street and Union Street close to Burton Place shopping centre and Cooper's Square Shopping Centre and it's 600 space customer car park.

The Property

The premises comprise a ground floor lock-up unit with an extensive display frontage and are eminently suitable for a range of uses – subject to any planning permission and Landlords consent

Accommodation

Measured on a Net Internal Area (NIA) basis:

Gross frontage	42'3""	(12.88 m)
Net frontage	35'8"	(10.87 m)
Net Internal Area	1,265sq ft	(117 sq m)

Please note that measurements and floor areas are approximate and are provided for informational purposes only and prospective occupiers are advised to rely only upon their own measurements of the property.



Services

We believe all mains services are available.

Interested parties should make their own enquiries and investigations in order to determine the availability of services and whether the capacity of those services is adequate for their proposed use of the premises.

Planning and Use

Planning permission was granted under ref: P/2102/01284 for change of use from Shop (Class A1) to Licensed Betting Office (Class A2).

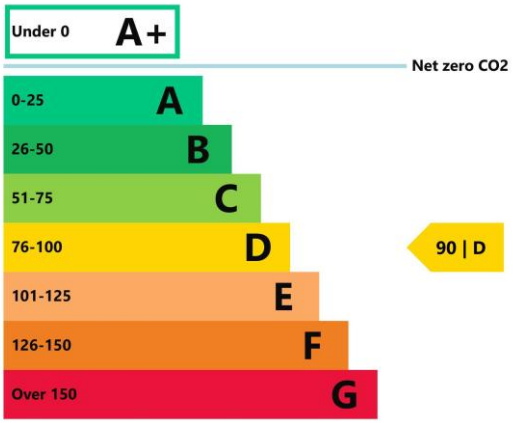
Use Class E was introduced in September 2020 and replaces former Use Classes A1 (shops), A2 (Financial & Professional Services), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions and D2 (assembly and leisure) and puts them all into one new use class.

Interested parties must make their own enquiries of East Staffordshire Borough Council Planning Department in order to ensure that their proposed use complies with any existing planning consent regulation or may otherwise require consent for change of use.



Energy Performance Certificate (EPC)

The national Energy Performance Certificate database states that the premises have been assessed for energy efficiency as follows:



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Non Domestic Rates

Rateable Value: £28,500

Source: Valuation Office online Rating List

Interested parties are advised to contact East Staffordshire District Council Non Domestic Rates Department directly in order to confirm that this reflects the current position and to determine the actual rates liability.

Terms

The premises are offered to let by way of a new lease effectively drawn on a full repairing and insuring basis and for a term of years to be agreed.

The lease will incorporate regular rent reviews where appropriate.

Rent

£29,950 per annum exclusive.

Value Added Tax (VAT)

All figures are quoted net of any Value Added Tax.



Legal Costs

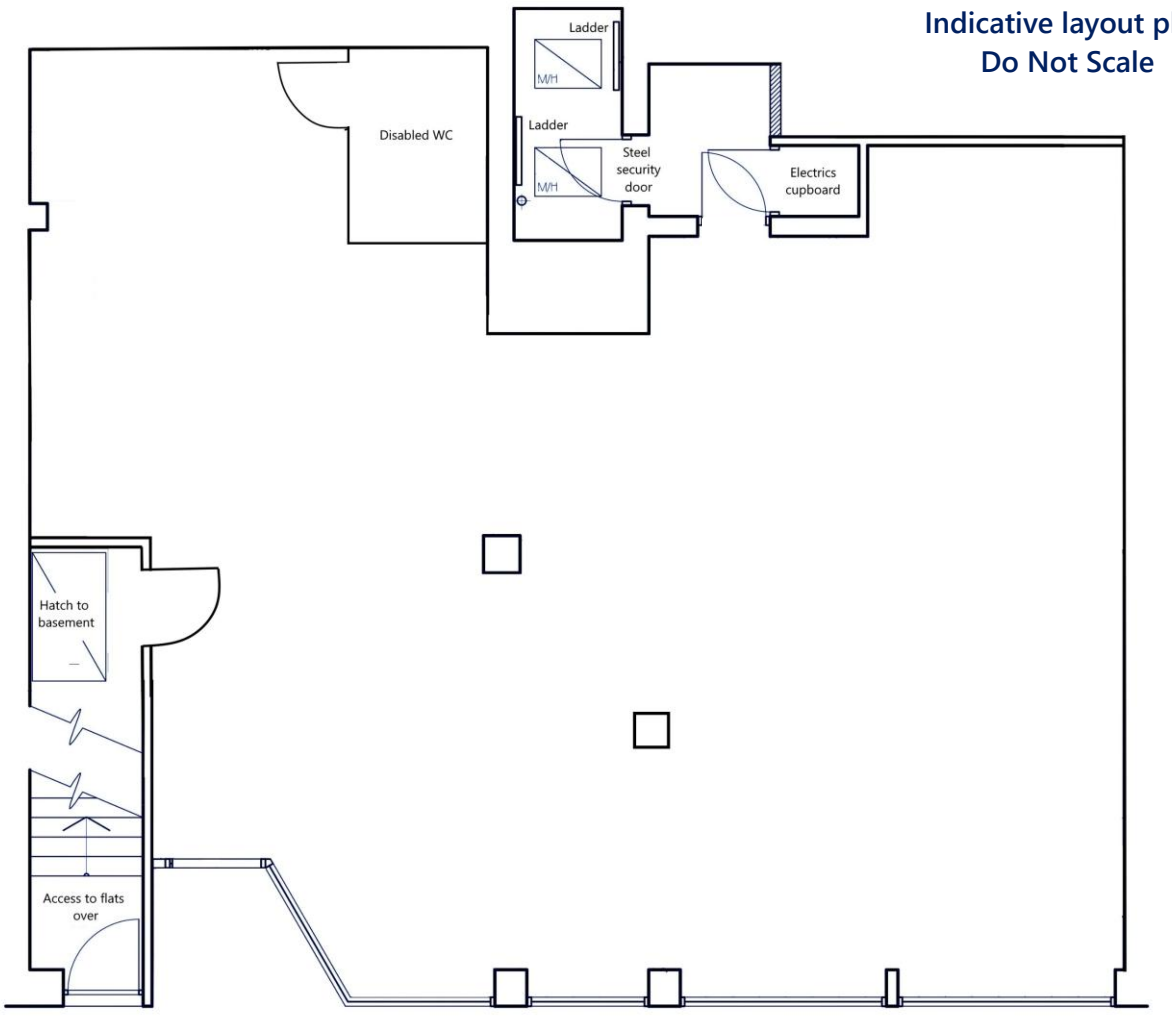
Each party to the transaction will bear their own legal costs.

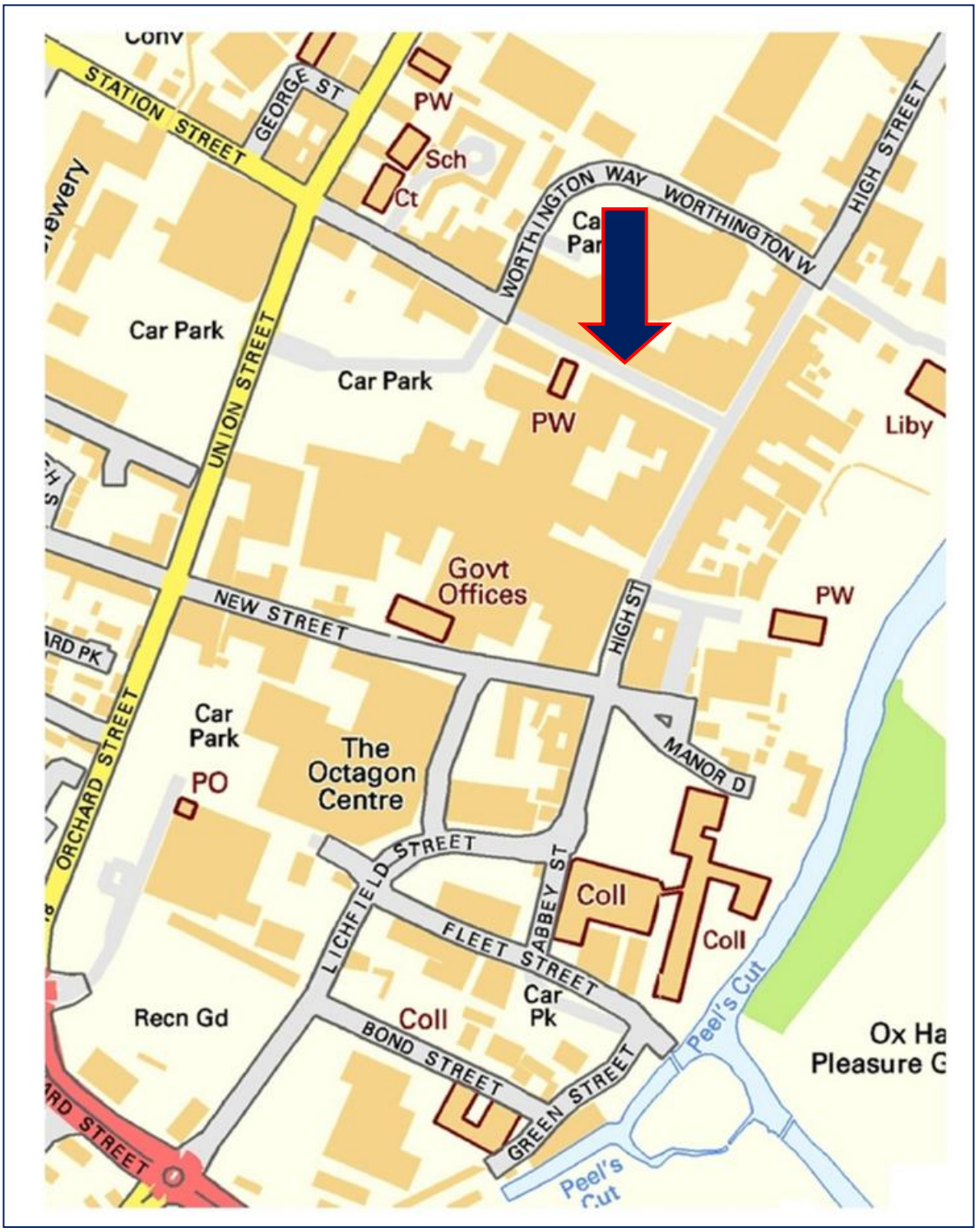
Viewing:

All viewings to be strictly by prior appointment through the selling agents, Raybould & Sons.

Contact: Martin Langsdale
Tel: 01332 295555
Email: martin@rayboulandsons.co.uk

Indicative layout plan
Do Not Scale





Misrepresentation Act 1991
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