

Burton Upon Trent, 94-96 Short Street, DE15 9LT

Retail Premises – To Let



LOCATION

The property is situated within a prominent roadside position onto Short Street within Stapenhill and approximately 2.5 miles South/South West of Burton Upon Trent Town Centre.

The site is adjoined by a mixture of local independent occupiers including **Premier Convenience Store**, **Short Street Café**, **Waterside Convenience Store** and **Balti Raj Takeaway**.

DESCRIPTION

The property comprises a ground floor lock up retail unit benefitting from shared servicing to the rear.

ACCOMMODATION

Ground Floor Sales NIA 51.16 sq m 551 sq ft

TENURE

The property is available by way of a new lease which will be outside of the Landlord and Tenant Act for a term of years to be agreed.

RENT

£7,500 per annum exclusive.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value £6,300

The property should qualify for small business rates relief. Interested parties should verify this information with the local rating authority.

EPC

C63

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Chris Gaskell

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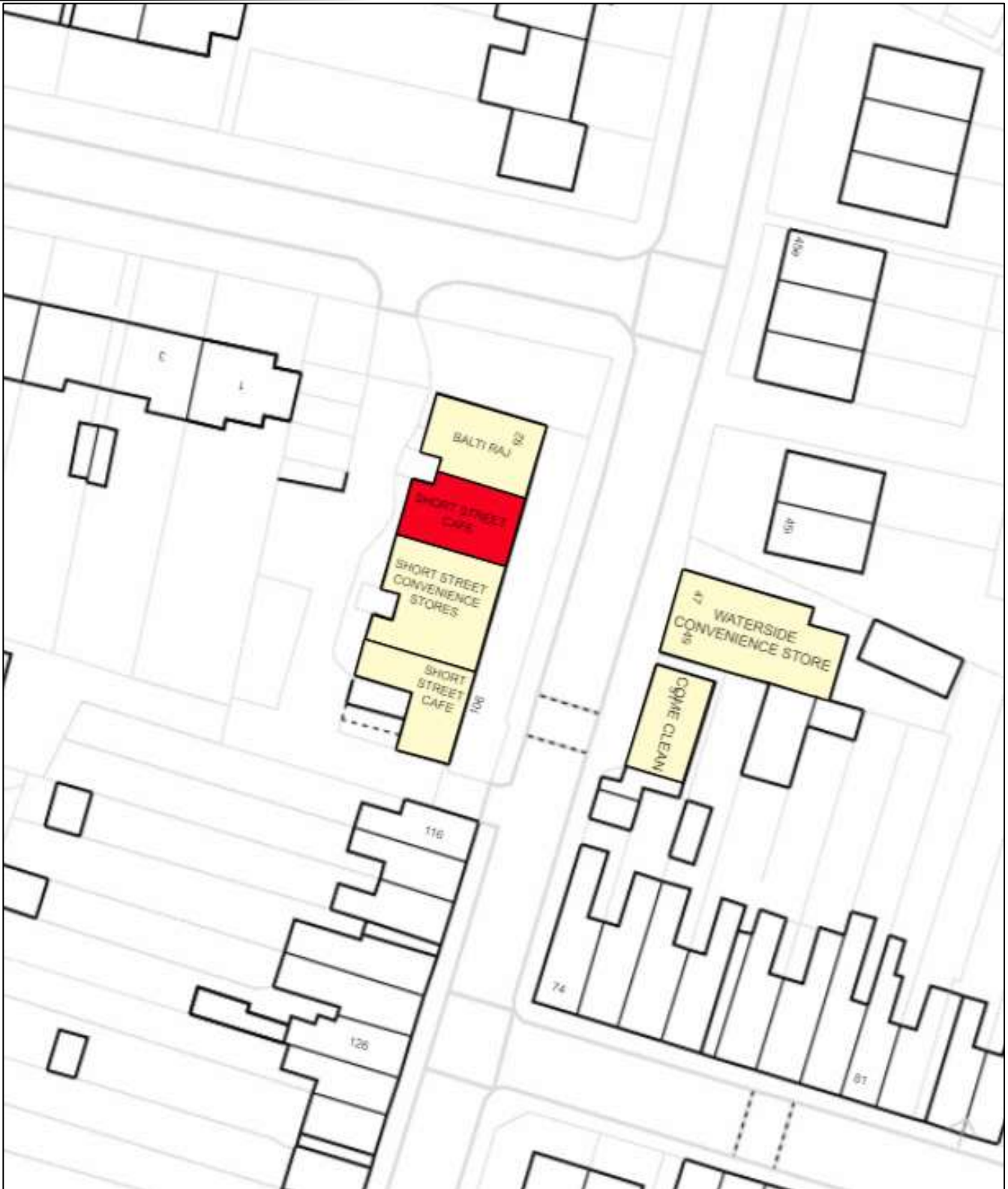


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