

30 Lichfield Street | Burton upon Trent | DE14 3RH

Trade counter/warehouse opportunity in the centre of Burton-on-Trent

452m² - 942m²
(4,865ft² - 10,140ft²)

- Two available units - could be combined
- Clear span warehouse accommodation
- Roller shutter loading door
- Large shared yard and car parking area
- Easy access off the A5189 leading to the A38
- Nearby occupiers include Machine Mart, Halfords, Dunelm & National Tyres



TO LET



Location



Gallery



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Location

The site is located in Burton upon Trent on Lichfield Street adjacent to the Octagon Shopping Centre. Lichfield Street is located just off the A5189 leading to the A38 which has great links to Birmingham and Derby.

The Property

The property comprises a detached trade counter/warehouse of steel construction built. Internally the property can be divided into one or two open plan warehouse accommodation units subject to requirement with Evans Cycles remaining in one.

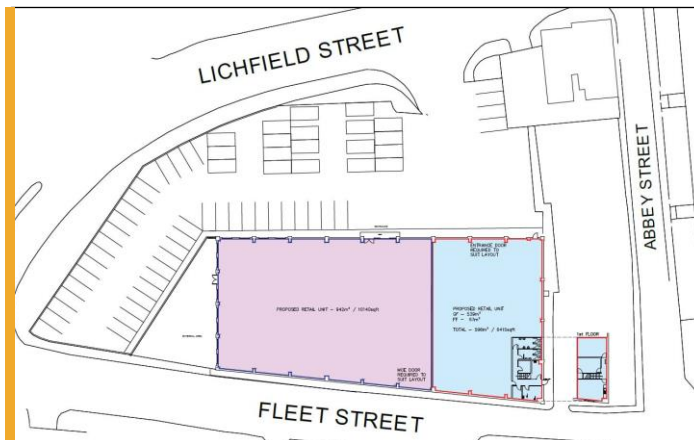
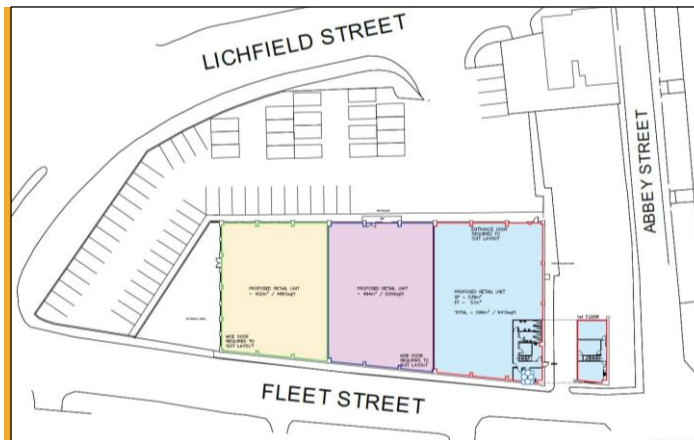
Each unit will have its own capped services including electricity, water and drainage and benefit from a roller shutter loading door, concrete flooring and a shared yard/car parking area.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Unit 1	452	4,865
Unit 2	484	5,209

(This information is given for guidance purposes only).





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Business Rates

The rateable value for these units will need to be assessed upon completion. Please make your own enquiries with East Staffordshire Borough Council.

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, mixed use café/restaurant and bar, financial and professional services, office use, clinic, health centre, creche and gym.

A change of use will be required for industrial, storage or distribution purposes.

EPC

A copy of the EPC is available upon request. Please contact the marketing agent for further details.

Use

This property will suit a range of uses including trade counter, retail warehouse, storage and distribution.



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Tenure

The property is available on new lease terms with a rent upon application.

VAT

VAT is applicable to the rent.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please click [here](#) to read our "Property Misdescriptions Act". E&OE.