

# Burton Upon Trent, Unit 7, Hampden House, Rosliston Road, DE15 9RA

Retail Premises – Leasehold



## LOCATION

The property is situated within a prominent roadside position onto Rosliston Road 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 a **Chinese Takeaway, Stapenhill Pizza and Kebabs, Stapenhill Stores, Bistro, Perry's Pet Supplies, Crown Cuts** and **Marston's The Crown Pub**.

## DESCRIPTION

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

## ACCOMMODATION

|                        |            |           |
|------------------------|------------|-----------|
| Ground Floor Sales NIA | 38.92 sq m | 419 sq ft |
|------------------------|------------|-----------|

## RENT

On application.

## 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.

## RATES

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

|                |        |
|----------------|--------|
| Rateable Value | £5,600 |
|----------------|--------|

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

## EPC

E – 119

Valid until Nov 2031

## LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable 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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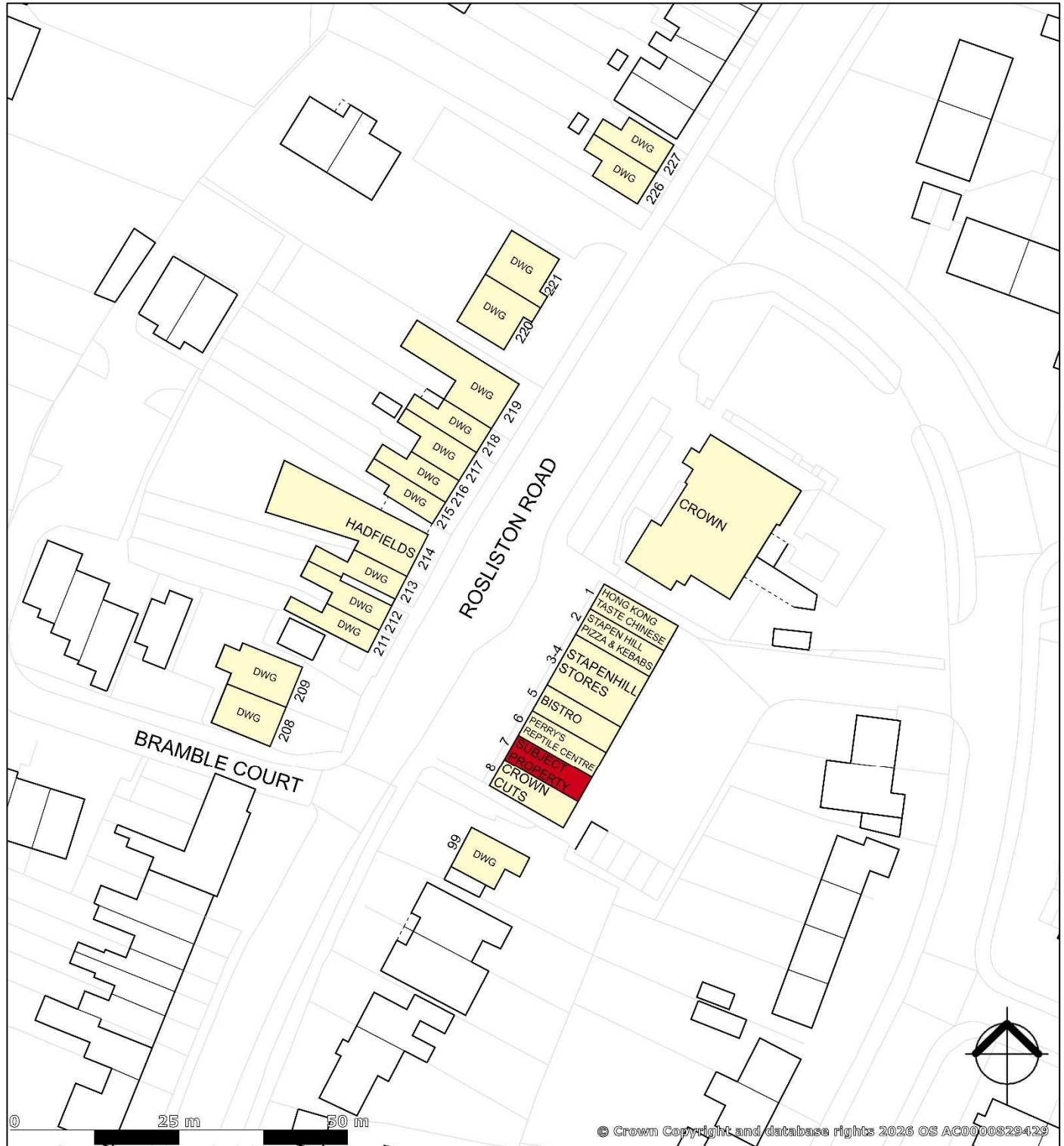


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