

Burton, Horninglow, 41 St Lukes Road, DE13 0LN

Retail Premises – To Let



LOCATION

The property is situated within a residential location along St Lukes, Horninglow approximately 1.5 miles north of Burton upon Trent Town Centre.

DESCRIPTION

The property comprises a ground floor lock up retail unit benefitting from kerbside parking to the front.

ACCOMMODATION

Ground Floor Sales NIA	21.62 sq m	233 sq ft
Rear Ancillary	8.55 sq m	92 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

£4,500 per annum exclusive.

RATES

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

Rateable Value	£2,275
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The property should qualify for small business rates relief. Interested parties should verify this information with the local rating authority.

EPC

D85 – Expires November 2031.

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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

Email: chris.gaskell@johnsonfellows.co.uk

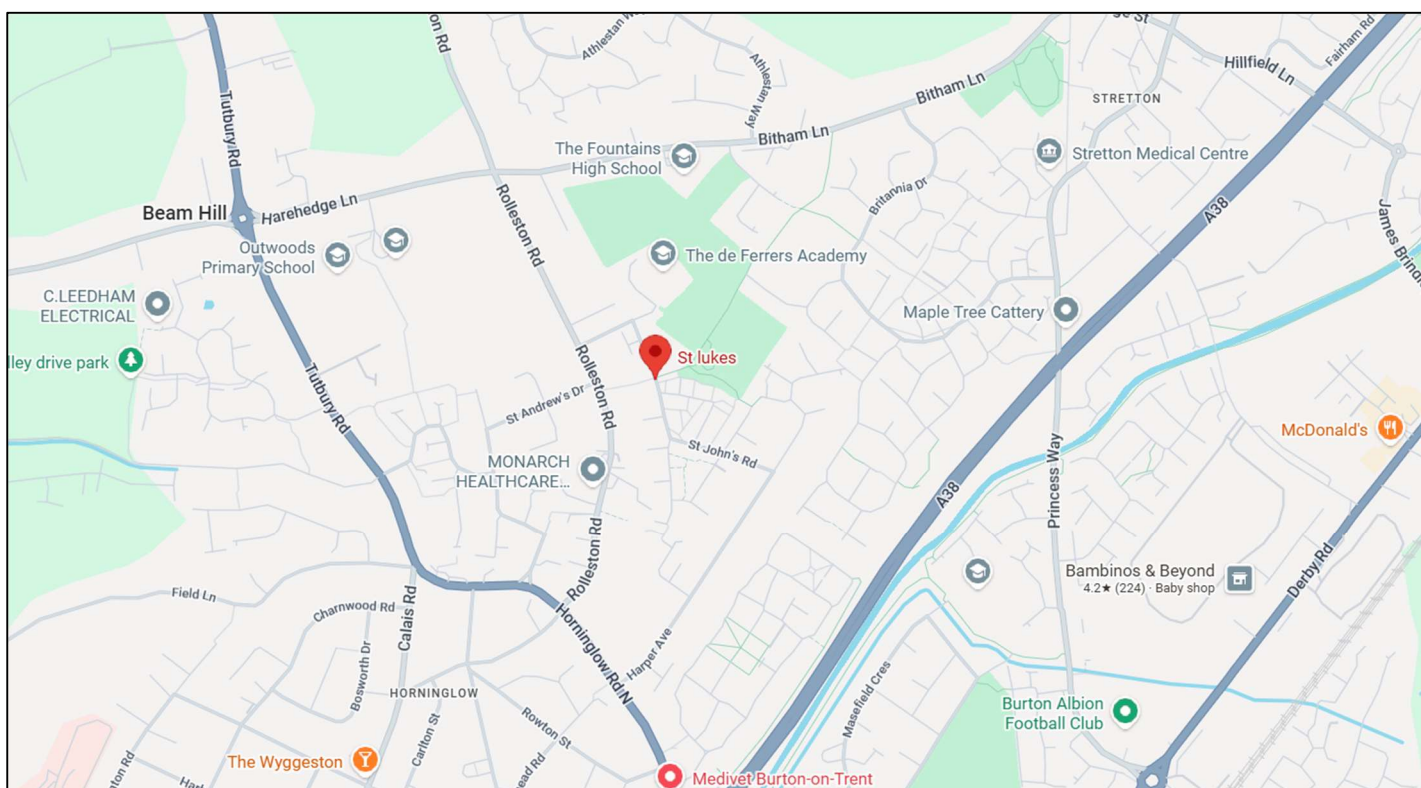


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