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PROPERTY CONSULTANTS

TO LET

GROUND FLOOR SHOP

**20 HIGH STREET
BURTON UPON TRENT
STAFFORDSHIRE
DE14 1HU**



- **PROMINENT TOWN CENTRE LOCATION**
- **RETAIL SALES AREA 1,053 SQ FT (97.8 SQ M)**
- **ADDITIONAL STORAGE, KITCHEN AND WC FACILITIES**
- **RENTAL £19,750 P.A.X.**
- **ALSO AVAILABLE FOR SALE WITH ADJOINING PROPERTY - SEE SEPARATE MARKETING DETAILS**
- **EPC GRADE - E(110)**

20 HIGH STREET, BURTON UPON TRENT, STAFFORDSHIRE

SITUATION AND DESCRIPTION

The premises are prominently situated on High Street in the town centre of Burton Upon Trent. Close to one of the entrances into the main Coopers Square Shopping Centre, nearby occupiers include Barclays Bank, H Samuel, Specsavers and Toymaster.

The property comprises a ground floor retail unit with ancillary storage, kitchen and WC facilities.

ACCOMMODATION

The accommodation comprises as follows:-

Retail Sales Area - 1,053 sq ft (97.8 sq m)
Store Room - 96 sq ft (8.9 sq m)
Kitchen/Staff Room - 58 sq ft (5.4 sq m)
WC Facilities

SERVICES

Mains electricity, water and drainage are available to the premises.

TENURE

The premises are available on a new fully repairing and insuring Lease for a flexible term of years incorporating 3 yearly rent reviews.

RENTAL

£19,750 per annum, exclusive of rates

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Certificate (EPC) as indicated on the front page of these particulars. A full copy of the EPC is available upon request from our office or can be downloaded from the Non-Domestic Energy Performance Register at www.ndepcregister.com using the postcode of the property.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By appointment with Rushton Hickman Limited

REFERENCE

C1612 - 15012019

186 HORNINGLOW STREET, ANSON COURT, BURTON UPON TRENT, STAFFS. DE14 1NG.

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All prices and rents are expressed net of VAT.

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