

6-8 STATION STREET • BURTON • DE14 1AN

TERMS

The unit is available by way of new effective full repairing and insuring lease. Rent on application.

The Tenant will be liable for service charge and insurance costs. Please contact the leasing agents for further details.

ACCOMODATION

The property is arranged over ground floor and provides the following gross internal areas:

Ground Floor | 5,850 sq.ft (543.48 sq.m)

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £62,500

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000

Email: anthony@rj-ltd.co.uk or lawrence@rj-ltd.co.uk

Or our joint agents Rushton Hickman - 01283 517 747

SUBJECT TO CONTRACT

LOCATION

Burton Upon Trent is a popular market town located approximately 11 miles south of Derby close to the Staffordshire/Derbyshire border.

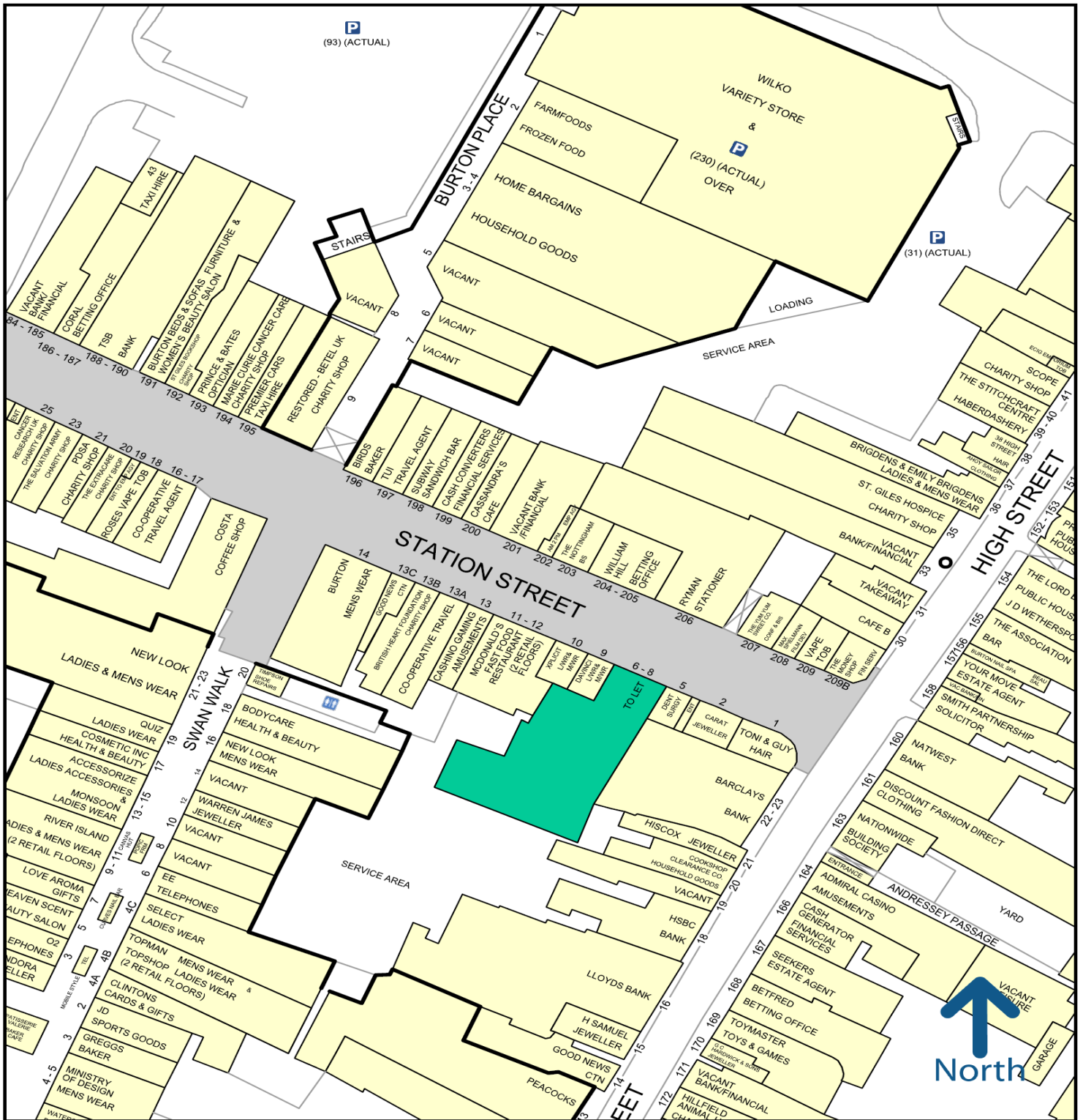
With a resident population of over 70,000, the town has an extensive retail offer with the likes of **Next**, **Primark**, **JD Sports** and **Marks Spencer** all trading in the town.

The subject property occupies a prime position fronting the pedestrianised Station Street in the heart of Burton's prime retail core.

Nearby occupiers include **McDonalds**, **Co-operative Travel**, **Costa Coffee** and **Burton Menswear**

PRIME SHOP TO LET





50 metres

Experian Goad Plan Created: 31/01/2019
Created By: Rawstron Johnson



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