

**To Let
Retail Premises**

NICHOLAS BRETT & co

Chartered Surveyors

TEL: 01527 875669

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**21, Station Street
Burton upon Trent DE14 1AU**

Nicholas Brett & Co, Messenger House, Crown Close, Bromsgrove, Worcs B61 8DJ

Tel: 01527 875669

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- **Busy pedestrianised location, close to the entrances to both Coopers Walk and Burton Place Shopping Centres**
- **Occupiers close by include Costa Coffee, Dominos Pizza, Cancer Research and Coral**
- **Ground Floor c.720 sq ft (67 sqm) & First Floor c.550 sq ft (52 sqm)**
- **Rear vehicular access**
- **Public car parking close by**

Location

The property occupies a prominent and busy pedestrianised location close to the entrances to both Coopers Walk and Burton Place Shopping Centres.

Occupiers close by include Costa Coffee, TSB Bank, Coral, Dominos Pizza and Cancer Research

There are several car parks close by.

Description

The property comprises of a ground floor retail unit, with first floor ancillary storage space and staff facilities including a W.C.

Rear vehicular access is available by way of a shared service road.

Accommodation (see plan over)

The property comprises of the following approximate net areas and dimensions:-

Internal Width (front):	16'4"	(4.99m)
Built Depth:	53'5"	(16.3m)
Ground Floor Area:	720 sq ft	(67 sq m)
First Floor:	556 sq ft	(52 sqm)

Lease

The property is available on a new lease upon terms to be agreed.

Rent

£17,500 per annum exclusive.

VAT

It is understood that VAT will be charged on the rent and other outgoings.

Energy Performance Certificate (EPC)

The property has a rating of 85 (Band D).

Rating Assessment

Rateable Value: £15,250

Details obtained online at www.gov.uk. This information should be verified by the new occupier together with their eligibility for any business rates relief scheme.

Video Tour

Click [here](#) for an External You Tube Video Tour Link.

Viewing

Strictly by prior appointment with ourselves or our Joint Agent: –

Rushton Hickman – Tel: 01283 517747

Subject to Contract - June 25

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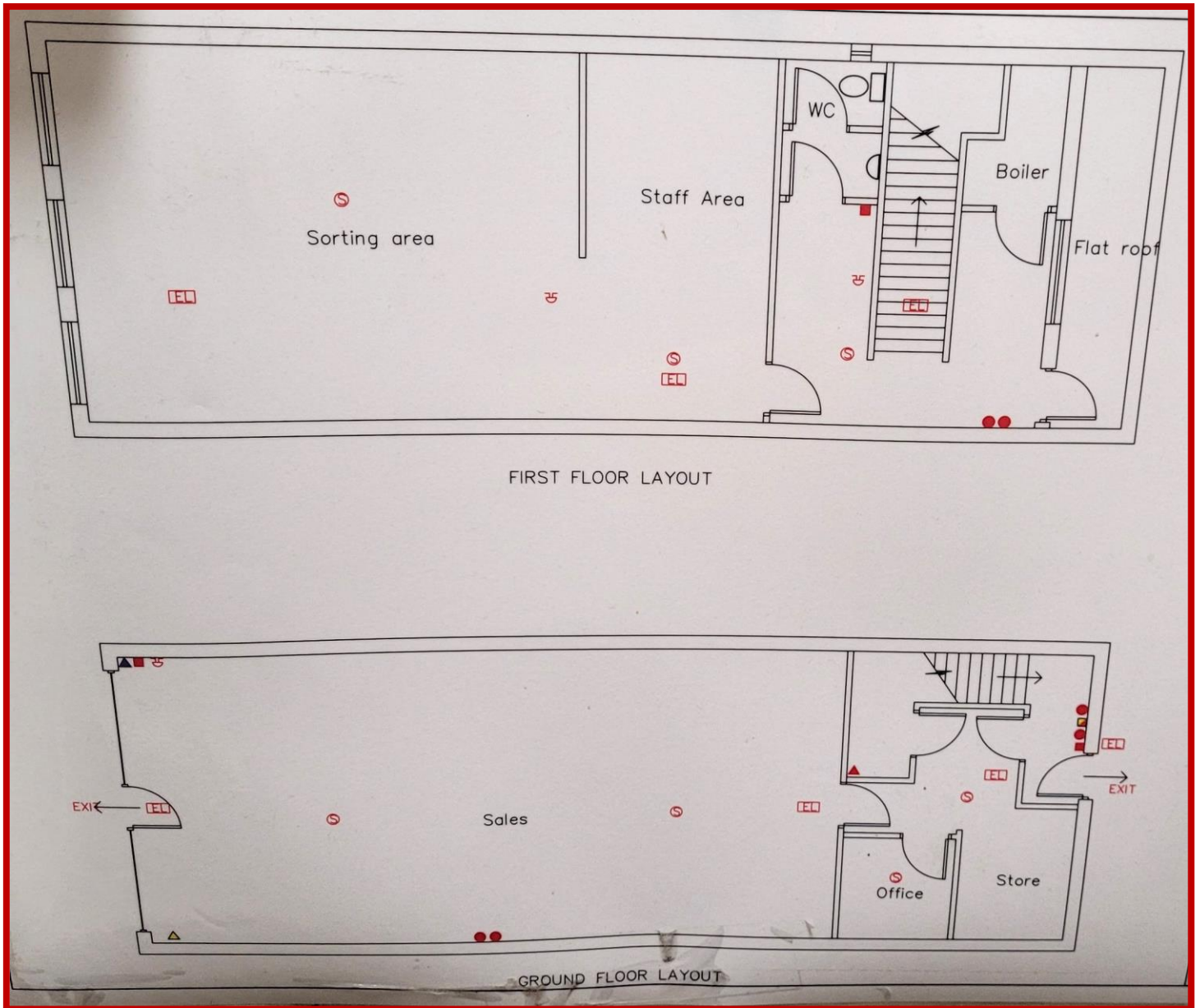
Internal of shop – taken whilst former tenant in occupation, some fixtures and fittings may be removed

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Plans – Not to scale and not to be relied upon

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